NORTH BAY VILLAGE
REGULAR VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

Tuesday, April 15, 2025 at 6:00 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141
(In-person and virtual via Zoom. See below for details)

The meeting agenda is available online at:
https://northbayvillage-fl.gov/agendas-minutes

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION: The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.
Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the meeting via Zoom: Meeting ID: 867 1255 1941 | Passcode: 558986
Listen via telephone to the Virtual Public Meeting: 1-305-224-1968 or 1-929-205-6099
For technical support during the meeting, please contact: (786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: ***Public comments will also be accepted during the meeting using the virtual meeting platform.***

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information? E-mail: villageclerk@nbvillage.com

Call: 305-756-7171

North Bay Village

OFFICIAL AGENDA

REGULAR VILLAGE COMMISSION MEETING

1666 Kennedy Causeway, #101, North Bay Village, FL 33141
(In-person and virtual via Zoom. See below for details)
Meeting ID: 867 1255 1941 | Passcode: 558986
Tuesday, April 15, 2025
6:00 PM

Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. "Lobbyist" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term "lobbyist" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex-parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

ADDENDUM NO. 1 - Released April 10, 2025
(Items in *red* contain updated information)

1. Opening Items

A. Call to Order
B. Roll Call
C. Pledge of Allegiance
D. Invocation

2. Order of Business

3. Presentations

A. Proclamations and Awards
B. Special Presentations to Commission

3.A. Presentation of a Proclamation in Recognition of Dark Sky Month

3.B. Presentation of NBVPD 2024 Officer and Civilian of the Year

3.C. Recognition of Miami Beach Senior High School Students for their Volunteer Efforts

4. Open Forum

5. Approval of Commission Minutes

6. Advisory Board Minutes/Written Reports.

6.A. Animal Welfare Board Report - Chair Maria Cruz Marquez

7. Village Commission's Report

8. Village Attorney's Report

9. Village Manager's Report

For detailed reporting of the prior month's expenditures, please visit the Finance Department webpage on the North Bay Village website at: NBV Finance Department

9.A. Communications & Special Events Report (March 2025)
CommunicationsEventsMarch2025.pdf

9.B. Traffic Enforcement Report (March 2025)
Monthly Traffic Report (March 2025).pdf

9.C. Code Enforcement Report (March 2025)
Code Monthly Report March-2025.pdf

9.D. Introduction of Roger Hogg, Capital Improvement Projects Manager

9.E. Introduction of Nelly Harnisch, Comptroller for the Finance Department

10. Village Clerk's Report

10.A. Village Clerk Report for March 2025
04.15.2025 - PRR - March.pdf
04.15.2025 - Advisory Boards - March.pdf

11. Consent Agenda
A. Staff Items
B. Proclamation/Award/Village Key Requests

11.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH CARR, RIGGS, & INGRAM, LLC FOR ACCOUNTING CONSULTING SERVICES TO ASSIGN THE AGREEMENT TO CRI ADVISORS, LLC AND TO PROVIDE FOR AN EXTENSION OF THE TERM OF THE AGREEMENT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (MAYTE GAMIOTEA, CHIEF FINANCIAL OFFICER)

It is recommended that the Village Commission approve an extension of the existing agreement through April 2025, with the ability to extend for up to two additional one year terms, with services focused on reviewing accounts and ensuring all necessary entries are completed to facilitate the prior year's audit in an amount not to exceed $50,000.

Resolution -PSA with Carr Riggs & Ingram LLC for Accounting.DOCX
PSA Carr Riggs & Ingram - Accounting Consulting Srv.DOCX
2024.02.22 - Carr, Riggs, and Ingram, LLC - Accounting Services.pdf
2024_Client Consent Letter - North Bay Village.pdf

11.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE EXECUTION OF TWO LEASE AGREEMENTS WITH CAUSEWAY TOWER, LLC FOR ADDITIONAL OFFICE SPACE, INCLUDING RELATED EXPENSES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission ratify the lease agreements and approve the associated expenditures for the Administrative Offices.

Resolution Ratifying Lease Agreements Village Office Space.DOCX
Exhibit A-Lease 208.pdf
Exhibit B-Suite 608 lease.pdf

11.C. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, ESTABLISHING A CHIEF RESILIENCE OFFICER POSITION; AMENDING THE BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission approve the request to create a Chief Resilience Officer Position.

Resolution Approving Chief Resilience Officer.DOCX

Budget_Amendment_CHIEF_RESILIENCE_OFFICER.pdf

11.D. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH CHIN DIESEL, INC. FOR GALLEON STREET DEMOLITION AND REMOVAL SERVICES IN AN AMOUNT NOT TO EXCEED $41,375; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON

It is recommended that the Village Commission award the contract for demolition services to Chin Diesel Inc. in the amount of $41,375.00

Resolution - Chin Diesel for Demolition Srvs. -Galleon Street.DOCX

Exhibit A- Chin Diesel Proposal-NBV - Galleon Street (mm).pdf

DMCS.pdf

12. First Reading of Ordinances

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to crossexamination. If you refuse to be cross-examined or sworn-in, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Commission ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.

13. Public Hearings

Please be advised that if you wish to comment upon any of these quasi-judicial items, please inform the Mayor during public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse to be cross-examined or sworn-in, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Commission ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.

13.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF IN ONE HUNDRED PERCENT (100%) OF THE PLANTABLE AREA OF THE FRONT YARD, WHERE THE ULDC RESTRICTS INSTALLATION TO NO MORE THAN TWENTY PERCENT (20%) OF THE FRONT YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)

Suggested Action: The Planning and Zoning Board recommended to the Village Commission denial of the variance request.

Should the Commission find in favor of approving the variance, it is recommended that the approval be subject to the conditions presented by Staff. (Note: Because

the Board vote was unanimous, approval by the Commission shall require a 4/5 favorable vote to comply with the requirement of Sec. 4.9.B.3.)

VAR 2025-01_1460 S. Tr. Dr Staff Report (Synthetic Turf Variance).pdf
Attachment_1_Variance Application Form 1460 S Treasure Drive.pdf
Attachment 2_Medical (rationale for variance request).png
Attachment 3_Proof of Mailed Notice (A. Marlowe).PDF
Attachment 4 Ordinance No. 2025-004 - Sec. 9.22 Synthetic Turf.pdf
Attachment_5_Reso_1460 S Tr. Dr.Synthetic turf variance).docx
04.09.2025- MDC Legal Ads 03.27.2025 Proof.pdf
04.15.2025 - Public Notice - MDC Legal Ads 04.02.2025.pdf

13.B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)

Suggested Action: The Planning and Zoning Board voted to recommend to the Village Commission the denial of the variance request.

Should the Commission find in favor of approving the variance, it is recommended that the approval be subject to the conditions presented by Staff. (Note: Staff recommended denial based on the variance requests not meeting all criteria of Sec. 7.3 of the ULDC.)

7821 Beach View Dr. Staff Report (Side setback variance).pdf
Attachment_1_Variance application.pdf Attachment_2_Copy of North Bay Island Plat.pdf Attachment_3_ Boundary survey.pdf Attachment_4_Architectural drawings.pdf

5. - 7821 Beach View Drive - Proof of mailers.pdf
Attachment_6_Resolution (VC 04.15.25).docx
Notice of Public Hearing - MDC Legal Ads 03.27.2025.pdf
4. 15.2025 - Public Notice - MDC Legal Ads 04.02.2025.pdf

14. Discussion/Action Items

A. Unfinished Business

B. New Business

14.A. Discussion on the Shoma North Bay Village, LLC Development Agreement - Sponsored by Commissioner Richard Chervony

1850-1872 Kennedy Causeway - Development Agreement.pdf
Notice of Default to - 1872 79th Street Causeway.PDF
03.11.25 Resp to Not of Def from NBV_final.pdf
Reply to Shoma's Response - Notice of Default of D. Agreement.pdf
04.04.25 Shoma ltr to H. Sera_4.4.25.pdf

14.B. Discussion on the Updates to the Kayak Launch at Vogel Park - Commissioner Acosta

14.C. Discussion on Exploring the Increase of Community Contribution Fees for New Developments - Sponsored by Commissioner Richard Chervony

Resolution No. 2025-019 - Amending Fee Schedule.pdf

14.D. Discussion on Creating a Joint Agreement with Treasure Island Elementary School for the Racquetball Courts - Sponsored by Commissioner Acosta

14.E. Discussion and Direction on the Process of Fundraising and Distribution for the Village's Miami Foundation Account - Sponsored by Vice Mayor Goran Cuk

M Foundation All contributions .pdf
MiamiFoundationStatement2025.pdf
miami-statement6348.pdf
miami-statement5615.pdf
miami-statement4697.pdf

14.F. Discussion and Direction on the Harbor Island Stop Sign Removal Project - Village Manager Frank Rollason

14.G. Discussion and Direction authorizing Village Manager to Explore and Negotiate the Acquisition of two (2) Warehouses located at 80- 98 NE 74th Street for Use by the Public Works and Police Departments - Village Manager Frank Rollason

Property Comparison.pdf

14.H. A Resolution Authorizing the Village Manager to Negotiate a Lease Agreement with GranVita for the Vacant Land located at 7922 East Drive to be Utilize as a Staging Area and Administrative Use for Police and Code Enforcement Departments - Village Manager Frank Rollason

14.I. Discussion and Direction on the Feasibility to Add a Floor to the Village's Community Center - Village Manager Frank Rollason

NBV Community Center - 3 LEVELS.pdf

15. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.nbvillage.com.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

ITEM NO. 3.A

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Gabriella Russitano, Legislative Aide

SPONSORED BY:

SUBJECT: Presentation of a Proclamation in Recognition of Dark Sky Month

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

This proclamation designates April as Dark Sky Month to raise awareness of the critical importance of reducing light pollution. Dimming artificial lights safeguards human health by protecting our endocrine systems, ensures the survival of sea turtles by preventing disorientation during nesting and hatching, and contributes to the prevention of an estimated 1 billion annual migratory bird deaths worldwide caused by collisions with illuminated structures. Through this initiative, we celebrate the beauty of our natural night skies while fostering a healthier environment for both humans and wildlife.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

NONE

PERSONNEL IMPACT

NONE

ITEM NO. 3.B

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Ana Gonzalez, Executive Assistant to Chief of Police

SPONSORED BY: NONE

SUBJECT: Presentation of NBVPD 2024 Officer and Civilian of the Year

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

The Chief's Awards Committee is made up of all senior staff members and met last month to make the 2024 Officer and Civilian of the Year selection. Nominees were presented and after reviewing their respective qualifications for the Awards, the Committee unanimously made the selections.

For the NBVPD 2024 Officer of the Year the Committee selected Detective Abel Brind.

For the NBVPD 2024 Civilian of the Year the Committee selected Communications Operator Jennifer Nuñez.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

NONE

PERSONNEL IMPACT

NONE

ITEM NO. 3.C

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Leonardo Cosio, Chief of Staff

SPONSORED BY: Commissioner Dr. Richard Chervony

SUBJECT: Recognition of Miami Beach Senior High School Students for their Volunteer Efforts

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

Miami Beach High School Seniors Joseph Hudsonhull and Mallory McDonald contacted Village staff in late 2024 to ask if they could volunteer to clean and do weekly upkeep on the Island Walk behind several properties on Harbor Island. As both are Harbor Island residents, they felt this was an easy way for them to do their part in keeping their neighborhood clean.

Commissioner Dr. Richard Chervony wishes to present them each with a gift of $250 in recognition of their volunteerism. The pair spent many weekends helping beautify the Island Walk, one of the Village's most cherished amenities. Joseph and Mallory embody the kind of dedication, service, and civic engagement we should all aspire to emulate in our community. North Bay Village wishes them well as they begin their college careers.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$500 from 001.11.511.5467

PERSONNEL IMPACT

NONE

ITEM NO. 6.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Animal Welfare Board Report - Chair Maria Cruz Marquez

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

Chair, Maria Cruz Marquez of the Animal Welfare Board will present a report to the Village Commission on the recent discussions held by the Board.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ITEM NO. 9.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Julie Leonardi, Director of Communications

SPONSORED BY: NONE

SUBJECT: Communications & Special Events Report (March 2025)

RECOMMENDATION

BACKGROUND AND ANALYSIS
Communications & Special Events Report (March 2025)

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
CommunicationsEventsMarch2025.pdf

Communications & Events Engagement Report

Instagram Growth: Achieved a significant milestone by surpassing 4,200 followers.

Video Content Production: Created multiple video assets highlighting: Infrastructure updates, Community event recaps.

Community Events and Initiatives:
Hosted a highly successful Spring Fling event at TIES

Summer Camp Registration:
Conducted an in-person meeting to facilitate summer camp registration, Managed communication and hosting logistics.

Women's History Month Celebrations:
Comprehensive communications campaign highlighting women elected officials, Hosted a well-attended women's leadership panel at the Palm Tree Club.

Public Safety and Communications:
Distributed press release regarding a significant criminal apprehension, Communications Director served as primary spokesperson for all four major Miami TV networks

Workforce Housing Program:
Continued development and marketing efforts, Worked on program revitalization and community outreach.

Ongoing Marketing Efforts:
Continued promotion of fitness programs, Consistent event marketing across multiple communication channels, Maintained high-quality, informative content distribution.

On *Instagram*, our NBV account has **4,200 followers.**
On *Facebook*, our NBV account has 2,200+ followers.
On *Twitter*, our NBV account has 1,265 followers.
On *LinkedIn*, our NBV account has 60,000 impressions.

ITEM NO. 9.B

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Ana Gonzalez, Executive Assistant to Chief of Police

SPONSORED BY: NONE

SUBJECT: Traffic Enforcement Report (March 2025)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
NONE

PERSONNEL IMPACT
NONE

ATTACHMENTS
Monthly Traffic Report (March 2025).pdf

North Bay Village Police Department
Memorandum

Date: April 1, 2025

To: Deputy Chief, S. Bejar

From: Norlan Benitez, Sergeant

Subject: Monthly Traffic Enforcement Report for March 1 to March 31, 2025

The following is the Monthly After-Action Report for the Department's continuing traffic educational/enforcement initiative. The information contained herein details the activity for the month of March 2025. The purpose of our traffic safety campaign is to enhance traffic safety in our community and mitigate violations of traffic laws through the apprehension and citation of drivers, public education, and raise awareness of the dangers of aggressive driving, speeding, red-light running, seat belt compliance, bike/pedestrian safety, impaired driving, distracted driving, and general traffic safety. Our Traffic Enforcement Team will continue to monitor all Village-wide traffic-related issues and conduct strategic enforcement, reporting our continuing progress on a monthly basis.

Traffic Enforcement on Kennedy Causeway:

- 307 – Speeding Citations
- 19– Criminal Citations
- 69–Moving Violation Citations
- 147 – Non-Moving Citations
- 31 – Warnings

Traffic Enforcement on Treasure Island:

- 0 – Speeding Citation
- 9 – Criminal Citations
- 24 – Moving Violation Citations
- 22– Non-Moving Citations
- 12 – Warnings

Traffic Enforcement on Harbor Island:

- 0 – Speeding Citation
- 3 – Criminal Citation
- 29– Moving Violation Citations
- 29 – Non-Moving Citations
- 14 – Warnings

Traffic Enforcement on North Bay Island:

- 0 – Speeding
- 0 – Criminal Citation
- 0 – Moving Violation Citations
- 0 – Non-Moving Violation Citations
- 4 – Warnings

Traffic Enforcement Totals:

- 664– Citations
- 61–Warnings
- 152– Parking Citations

ITEM NO. 9.C

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Orlando Rodriguez, Code Enforcement Division Director

SPONSORED BY:

SUBJECT: Code Enforcement Report (March 2025)

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Recovered $6,375.00 in code enforcement fines.

PERSONNEL IMPACT
NONE

ATTACHMENTS
Code Monthly Report March-2025.pdf

	Code	Statistics	Nov-19	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7904 West Dr. #101	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #203	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #704	Operating/Advertising	Warning	11/2/2019		
7904 west Dr. #206	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #303	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. #111	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. # 914	Operating/Advertising	Warning	11/2/2019		
7904 West Dr. # 917	Operating/Advertising	Warning	11/2/2019		
7700 Miami View Dr.	Special Magistrate	SM Order	10/29/2019		$29,160.00
7939 East Dr. #15	Operating/BTR	Citation	11/4/2019		$1,100.00
7904 East Dr. #407	Operating/BTR	Citation	11/4/2018	$1,100.00	
7700 Beach View Dr.	Operating/noise	Citation	11/13/2019		$1,100.00
1365 Bay Ter.	Operating	Citation	11/13/2019		$1,000.00
7904 West Dr. #507	Operating/BTR	Citation	11/15/2019		$2,100.00
7525 W Treasure Dr.	Operating	Citation	11/18/2019		$1,100.00
7540 Mutiny Ave.	Operating	Citation	11/20/2019		$550.00
7904 West Dr. #916	Operating /BTR	Citation	11/22/2019		$1,100.00
				$1,100.00	$37,210.00

	Code	Statistics	Dec-19	$	$
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7904 West Dr. #216	Operating/Advertising	Citation	12/3/2019		$1,350.00
7904 West Dr. #1003	Operating/Advertising	Citation	11/29/2019		$1,100.00
7904 West Dr. #711	Operating/Advertising	Warning	12/5/2019		
7904 West Dr. #602	Operating/Advertising	Warning	12/5/2019		
7904 West Dr. #512	Operating/Advertising	Warning	12/5/2019		
7904 West Dr #115	Operating/Advertising	Warning	11/30/2019		
1830 S Treasure Dr. #211	Operating/Advertising	Citation	12/10/2019	$1,100.00	
7921 West Dr. #6	Operating/Advertising	Warning	11/25/2019		
7545 E Treasure Dr. #10H	Operating/Advertising	Warning	11/25/2019		
7501 E Treasure Dr. #6T	Operating/Advertising	Warning	11/25/2019		
7928 East Dr. #101	Operating/Advertising	Warning	11/25/2019		
7939 East Dr.#15	WWP	Citation	12/1/2019		$500.00
7545 E Treasure Dr. #6i	WWP	Citation	12/6/2019		$500.00
7545 W Treasure Dr.	Landscape	Citation	12/6/2019		$200.00
7904 West Dr. #515	WWP	Citation	12/9/2019		$500.00
7701 Beach View Dr.	Various	Citation	12/12/2019		$2,500.00
1625 Kennedy Cswy	MOT Permit	Citation	12/12/2019		$500.00
	Landscape	Citation	12/13/2019		$675.00

1665 Kennedy Cswy	Noise/Permit	Citation	12/27/2019		$400.00
7901 Hispanola Ave	Noise	Citation	12/27/2019		$300.00
1665 Kennedy Cswy	Noise	Citation	12/30/2019	$500.00	
				$1,600.00	$8,525.00

	Code	**Statistics**	**Jan-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1665 Kennedy Cswy	Noise/Permit	Citation	1/3/2020		$500.00
7940 West Dr.	Landscape	Citation	1/6/2020		$200.00
7900 Harbor Island #PH13	Operating/Advertising	Warning	1/6/2020		
7900 Harbor Island #PH17	Operating/Advertising	Warning	1/6/2020		
1865 Kennedy Cswy	WWP	Citation	1/9/2020	$500.00	
1401 Kennedy Cswy	WWP	Citation	1/4/2020	$200.00	
1401 Kennedy Cswy	WWP/Noise	Citation	1/11/2020	$500.00	
1550 S Treasure Dr.	WWP	Citation	1/11/2020	$200.00	
7904 West Dr. #1016	Special Magistrate	Order	1/13/2020		$2,000.00
1441 S Treasure Dr.	Special Magistrate	Order	1/16/2020		$400.00
1830 S Treasure Dr	Special Magistrate	Order	1/21/2020		$1,100.00
7509 Adventure Ave	Special Magistrate	Order	1/22/2020		$675.00
7711 Beach View Dr	WWP	Citation	1/23/2020		$500.00
7800 Beach View Dr	Trash	Citation	1/24/2020		$100.00
1865 Kennedy Cswy #3M	Noxious Odor	Citation	1/2/2020		$100.00
7504 Jewel Ave	WWP	Citation	1/2/2020		$500.00
1665 Kennedy Cswy	WWP	Citation	1/28/2020		$500.00
7904 West Dr. #115	Operating/Advertising	Citation	1/3/2020	$1,100.00	
7504 Adventure Ave	Operating/Advertising	Warning	1/6/2020		
1550 S Treasure Dr.	WWP	Citation	1/28/2020		$400.00
7900 Harbor Island #PH13	Operating/Advertising	Citation	1/23/2020	$2,100.00	
7900 Harbor Island #PH17	Operating/Advertising	Citation	1/23/2020	$2,100.00	
7920 East Drive	Minimum Housing	Warning	1/13/2020		
7401 Miami View Dr	Landscape	Warning	1/13/2020		
				$6,700.00	$6,975.00

	Code	**Statistics**	**Feb-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1401 Kennedy Cswy	WWP/Noise	Citation	2/3/2020		$700.00
1550 Kennedy Cswy	WWP	Citation	2/3/2020		$500.00
7401 Beach View Dr	Derelict Trailer	Warning	2/7/2020		
7800 Hispanola Ave	WWP/Noise	Citation	2/5/2020		$700.00
7933 West Dr.	Building Parts	Warning	2/10/2020		
1865 Kennedy Cswy	WWP	Citation	2/3/2020		$500.00

1665 Kennedy Cswy	Blocking ROW	Warning	2/12/2020		
7920 West Dr	Dead Storage	Warning	2/7/2020		
Jewel /S.Treasure Dr	Dead Storage	Warning	2/11/2020		
7531 Miami View Dr	WWP	Citation	1/29/2020	$500.00	
1665 Kennedy Cswy	Blocking ROW	Citation	2/14/2020	$50.00	
1872 Kennedy Cswy	WWP	Citation	2/14/2020	$500.00	
7701 Coquina Dr	Landscape	Citation	2/21/2020	$500.00	
7711 Beach View Dr.	Operating/Advertising	Citation	2/19/2020	$1,100.00	
1665 Kennedy Cswy	Blocking ROW	Citation	2/19/2020	$50.00	
7552 Mutiny Ave	WWP	Citation	2/20/2020	$500.00	
1886 Kennedy Cswy	BTR	Warning	2/14/2020		
1888 Kennedy Cswy	BTR/Single use	Warning	2/14/2020		
1880 Kennedy Cswy	BTR	Warning	2/14/2020		
7810 Center Bay Dr	Landscape	Warning	2/19/2020		
7525 Buccaneer Ave	Fence	Warning	2/24/2020		
Adventure/S.Treasure Dr	Dead Storage	Warning	2/18/2020		
Galleon/E.Treasure Dr	Dead Storage	Warning	2/5/2020		
7934 West Dr	Knox Box	Warning	2/17/2020		
1625 Kennedy Cswy	Knox Box	Warning	2/17/2020		
1865 Kennedy Cswy	WWP	Citation	2/15/2020	$500.00	
1872 Kennedy Cswy	Trash	Citation	2/17/2020	$200.00	
1666 Kennedy Cswy	Minimum Housing	Warning	2/7/2020		
7525 W Treasure Dr	Operating/Advertising	Citation	2/28/2020		$2,100.00
1624 Kennedy Cswy	BTR	Warning	2/26/2020		
1630 Kennedy Cswy	BTR	Warning	2/27/2020		
7601 E Treasure Dr #4	BTR	Warning	2/27/2020		
7601 E Treasure Dr #20	BTR	Warning	2/27/2020		
				$3,900.00	$4,500.00

	Code	**Statistics**	**Mar-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1520 S. Treasure Dr	WWP	Citation	2/29/2020	$200.00	
1520 S. Treasure Dr	Noise	Citation	2/29/2020	$200.00	
7537 W. Treasure Dr	Operating/Advertising	Citation	3/3/2020		$1,100.00
7920 East Dr #14	WWP	Citation	3/4/2020		$200.00
1872 Kennedy Cswy	WWP	Citation	3/9/2020		$500.00
1872 Kennedy Cswy	Trash	Citation	3/9/2020		$200.00
7904 West Dr #808	WWP	Citation	3/9/2020	$500.00	
7525 Buccaneer Ave	WWP	Citation	3/7/2020	$200.00	
7525 Buccaneer Ave	Noise	Citation	3/7/2020	$200.00	
7900 Harbor Island Dr#517	Operating/Advertising	Warning	3/10/2020		
7508 Jewel Ave	Operating/Advertising	Warning	3/10/2020		
7904 West Dr #808	WWP	Citation	3/10/2020		$500.00
1665 79th Street CSWY	Graffiti	Warning	3/11/2020		

1580 79th St CSWY	Graffiti	Warning	3/11/2020		
1600 79th St CSWY	Graffiti	Warning	3/11/2020		
7904 West Dr #206	Special Magistrate	Order	3/9/2020		$1,500.00
7601 E. Treasure Dr #25	BTR	Warning	3/10/2020		
7601 E Treasure Dr #10	Trash	Warning	3/11/2020		
7601 E. Treasure Dr	Dumpster Regulations	Warning	3/11/2020		
7904 West Dr #112	WWP	Citation	3/12/2020	$500.00	
7544 Mutiny Ave	Operating/Advertising	Warning	3/12/2020		
7830 Miami View Dr	Operating/Advertising	Warning	3/12/2020		
7904 West Dr #303	Operating/advertising	Citation	3/12/2020	$1,100.00	
1550 Kennedy Cswy	BTR	Warning	3/12/2020		
1555 N.Treasure Dr #311	Operating/Advertising	Warning	3/12/2020		
1850 S. Treasure Dr	WWP	Citation	3/14/2020	$200.00	
1850 S. Treasure Dr	Noise	Citation	3/14/2020	$200.00	
7610 Center Bay Dr	Operating/Advertising	Citation	3/17/2020	$1,000.00	
7610 Center Bay Dr	BTR	Citation	3/17/2020	$100.00	
7525 W. Treasure Dr	Operating/Advertising	Citation	3/17/2020	$2,000.00	
7525 W. Treasure Dr	BTR	Citation	3/17/2020	$100.00	
7529 Bounty Ave	Building Maintenance	Warning	3/18/2020		
7410 Beach View Dr	Landscape/Pool	Warning	3/18/2020		
1400 Kennedy Cswy	Trash/Signs	Warning	3/18/2020		
Utility Contractor	Obstructing ROW	Citation	3/18/2020	$50.00	
7904 West Drive #604	Special Magistrate	Order	3/24/2020		$2,000.00
7929 West Dr	Knox Box	Warning	3/19/2020		
1401 Kennedy Cswy	Noise	Citation	3/26/2020	$200.00	
7508 Jewel Ave	Operating/Advertising	Citation	3/27/2020	$1,100.00	
7508 Jewel Ave	Emergency Order	Citation	3/27/2020	$250.00	
7601 E Treasure Dr	Emergency Order	Warning	3/30/2020		
Various	Emergency Order	Advisory	Various		
				$8,100.00	$6,000.00

	Code	**Statistics**	**Apr-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7508 E Treasure Dr	Trash	Warning	4/1/2020		
7917 West Dr	Bulk Trash	Warning	4/1/2020		
1850 S Treasure Dr	Noise	Citation	4/3/2020	$200.00	
1555 N Treasure Dr	ROW Violation	Warning	4/1/2020		
1850 S Treasure Dr	WWP	Citation	4/3/2020	$200.00	
7610 Center Bay Dr	Operating/Advertising	Citation	4/6/2020		$1,000.00
7610 Center Bay Dr	BTR	Citation	4/6/2020		$100.00
7900 Harbor Island Dr #521	BTR	Warning	4/1/2020		
7524 W Treasure Dr	Special Magistrate	Order	4/1/2020		$1,550.00
7553 Bounty Ave	Trash	Warning	4/7/2020		
7925 West Dr	WWP	Citation	4/7/2020		$500.00

7925 West Dr	Seawall	Warning	4/7/2020		
7925 West Dr	WWP	Citation	4/10/2020		$500.00
1850 S Treasure Dr	Noise	Citation	4/6/2020		$200.00
1850 S Treasure Dr	WWP	Citation	4/6/2020		$200.00
7601 E Treasure Dr #2119	Emergency Order	Citation	4/15/2020	$250.00	
7508 Jewel Ave	Operating/Advertising	Citation	4/16/2020	$2,000.00	
7508 Jewel Ave	BTR	Citation	4/16/2020	$100.00	
7508 Jewel Ave	Emergency Order	Citation	4/16/2020	$250.00	
7904 West Dr #1003	Operating/Advertising	Citation	4/17/2020	$2,000.00	
7904 West Dr #1003	BTR	Citation	4/17/2020	$100.00	
7904 West Dr #1003	Emergency Order	Citation	4/17/2020	$250.00	
7904 West Dr #1005	Emergency Order	Citation	4/17/2020	$250.00	
7536 W Treasure Dr	WWP	Citation	4/17/2020	$500.00	
7904 West Dr #1005	Operating/Advertising	Warning	4/17/2020		
7904 West Dr	WWP	Citation	4/20/2020	$500.00	
7601 E Treasure Dr #CU19	Emergency Order	Citation	4/21/2020	$250.00	
7508 Jewel Ave	Various	Citation	4/23/2020		$1,350.00
7508 Jewel Ave	Various	Citation	4/23/2020		$2,350.00
1880 S Treasure Dr #3A	WWP	Citation	4/23/2020	$500.00	
1480 S Treasure Dr	Trash	Warning	4/24/2020		
7517 Buccaneer Ave	Noise	Citation	4/25/2020	$200.00	
1860 Kennedy Cswy	Trash	Citation	4/27/2020	$200.00	
7911/7913 West Dr	Trash	Warning	4/24/2020		
(15) Lien Searches					
				$7,750.00	$7,750.00

	Code	**Statistics**	**May-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7525 W Treasure Dr	Operating/Advertising	Citation	4/3/2020		$2,100.00
7937 West Drive #F	Minimum Housing	Warning	4/30/2020		
7937 West Drive #F	Minimum Housing	Citation	5/1/2020	$250.00	
7517 Buccaneer Ave	Noise	Citation	5/6/2020		$200.00
7904 West Dr #1005	Emergency Order	Citation	5/6/2020		$250.00
7700 Miami View Dr	WWP	Citation	5/8/2020	$500.00	
7400 Beach View Dr	Landscape	Warning	5/4/2020		
7524 W Treasure Dr	Landscape	Warning	5/6/2020		
7700 Miami View Dr	WWP	Citation	5/8/2020		$500.00
1365 Bay Terrace	Noise	Citation	5/9/2020	$100.00	
7517 Hispanola Ave	Graffiti/Maintenance	Warning	5/7/2020		
7904 West Dr #115	Operating/Advertising	Warning	5/8/2020		
7904 West Dr #205	Operating/Advertising	Warning	5/8/2020		
7731 Coquina Dr	Operating/Advertising	Warning	58/2020		
1601 Kennedy Cswy	Graffiti	Warning	5/8/2020		
7401 Miami View Dr	Landscape	Warning	5/9/2020		
7623 Beach View Dr	Trash/Recycling	Citation	5/9/2020		

1755 Kennedy Cswy	Graffiti/Trash	Warning	5/11/2020		
7934 West Dr #1005	Operating/Advertising	Warning	5/13/2020		
1640 N Treasure Drive	Operating/Advertising	Warning	5/13/2020		
1540 S Treasure Dr	Landscape	Warning	5/13/2020		
7553 Adventure Ave	Landscape	Warning	5/13/2020		
7536 W Treasure Dr	WWP	Citation	5/13/2020		$500.00
7711 Beach View Dr	Operating/Advertising	Citation	5/14/2020	$2,000.00	
7711 Beach View Dr	BTR	Citation	5/14/2020	$100.00	
1440 S Treasure Dr	Landscape	Warning	5/14/2020		
1881 Kennedy Cswy #706	Operating/Advertising	Warning	5/15/2020		
7557 Mutiny Ave	Operating/Advertising	Warning	5/15/2020		
7544 Adventure Ave	Operating/Advertising	Warning	5/16/2020		
7623 Beach View Dr	Trash	Citation	5/16/2020	$200.00	
7544 Adventure Ave	Property Maintenance	Warning	5/18/2020		
7926 East Drive	Noise	Citation	5/18/2020	$100.00	
7940 West Drive	Fence	Warning	5/20/2020		
1860 Kennedy Cswy	Trash	Citation	5/20/2020		$200.00
1401 Kennedy Cswy	WWP	Citation	5/22/2020	$500.00	
7904 West Drive #205	Operating/Advertising	Citation	5/23/2020	$1,000.00	
7904 West Drive #205	BTR	Citation	5/23/2020	$100.00	
1555 Kennedy Cswy	Fence	Warning	5/20/2020		
1555 Kennedy Cswy	Landscape ROW	Warning	5/22/2020		
1880 Kennedy Cswy	Trash	Warning	5/27/2020		
7556 W Treasure Dr	Expired Permits	Citation	5/27/2020	$500.00	
1550 S Treasure Dr	Noise/WWP	Citation	5/27/2020		$1,100.00
7501 Adventure Ave	Landscape ROW	Warning	5/28/2020		
7601 E Treasure Dr	Emergency Order	Citation	5/28/2020		$250.00
Lien Searches (14)					
				$5,350.00	$5,100.00

	Code	**Statistics**	**Jun-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7510 Coquina Dr	Noise	Warning	5/28/2020		
7556 W Treasure Dr	Expired Permit	Citation	5/29/2020		$500.00
7904 West Drive	WWP	Citation	5/29/2020		$500.00
1540 S Treasure Dr	Trash	Warning	6/1/2020		
1819 Kennedy Cswy	Emergency Order	Citation	6/1/2020		$250.00
7521 W Treasure Dr	Permit	Warning	6/3/2020		
1801 S Treasure Dr	Trash	Warning	6/2/2020		
1865 Kennedy Cswy #10D	Noxious Odor	Warning	6/2/2020		
1401 Kennedy Cswy	WWP	Citation	6/4/2020		$500.00
7517 Hispanola Ave	Graffiti	Warning	6/2/2020		
1555 N Treasure Dr	Trash	Warning	6/4/2020		
1872 Kennedy Cswy	Trash	Warning	6/2/2020		
1570 S Treasure Dr	Trash	Warning	6/6/2020		

1555 Kennedy Cswy	Landscape ROW	Warning	6/8/2020		
7711 Beachview Dr	Trash	Warning	6/9/2020		
1900 S Treasure Drive	Trash	Warning	6/9/2020		
7525 Cutlass Ave	Landscape	Warning	6/9/2020		
Vacant Coquina Lot	Landscape	Warning	6/9/2020		
1725 Kennedy Cswy	Prohibited Sign	Warning	6/11/2020		
7556 W Treasure Dr	Special Magistrate	Order	6/15/2020		$325.00
7556 W Treasure Dr	WWP	Citation	6/12/2020		$500.00
7720 Miami View	Noise	Warning	6/8/2020		
1450 S Treasure Dr	Landscape	Warning	6/15/2020		
7810 Center Bay Dr	Landscape	Warning	6/15/2020		
1830 S Treasure Dr	Trash	Warning	6/15/2020		
7731 Coquina Dr	Operating/Advertising	Citation	6/12/2020	$1,000.00	
7731 Coquina Dr	BTR	Citation	6/12/2020	$100.00	
7731 Coquina Dr	Emergency Order	Citation	6/12/2020	$250.00	
1865 Kennedy Cswy #4J	WWP	Citation	6/12/2020	$500.00	
7904 West Drive #115	Operating/Advertising	Citation	6/11/2020	$1,000.00	
7904 West Drive #115	BTR	Citation	6/11/2020	$100.00	
7904 West Drive #115	Emergency Order	Citation	6/11/2020	$250.00	
7410 Center Bay Dr	WWP	Citation	6/12/2020		$300.00
1830 S Treasure Dr	Bulk Trash	Warning	6/15/2020		
1450 S Treasure Dr	Trash	Warning	6/15/2020		
7536 Mutiny Ave	Trash/Recycling	Warning	6/16/2020		
Kennedy Cswy/Harbor	Prohibited Sign	Removed	6/18/2020		
7917 West Drive	Bulk Trash	Warning	6/22/2020		
1865 Kennedy Cswy #4J	WWP	Citation	6/22/2020		$500.00
1800 Kennedy Cswy #A201	Minimum Housing	Warning	6/25/2020		
7929 West Drive	Bulk Trash	Warning	6/25/2020		
7911/7913 West Dr	Trash	Warning	6/25/2020		
1400 Kennedy Cswy	Fence	Warning	6/25/2020		
7904 West Drive #1003	Operating/Advertising	Citation	6/23/2020		$2,100.00
7525 E Treasure Dr	Special Magistrate	Order	6/24/2020		$1,000.00
1801 S Treasure Dr #329	Trash/Littering	Citation	6/26/2020	$250.00	
7711 Beachview Dr	Landscape/Trash	Warning	6/29/2020		
7510 Coquina Dr	Landscape/Trash	Warning	6/29/2020		
7532 W Treasure Dr	Trash	Warning	6/30/2020		
Lien Searches (32)					
				$3,450.00	$6,475.00

	Code	**Statistics**	**Jul-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7531 Coquina Dr	Landscape	Warning	6/30/2020		
1900 E Treasure Dr #4C	Noise	Warning	6/30/2020		
East Drive	Vehicle Violation	Warning	7/1/2020		

7549 Bounty Ave	Landscape	Warning	7/2/2020		
7513 W Treasure Dr	Trash	Warning	7/2/2020		
7544 W Treasure Dr	Landscape	Warning	7/3/2020		
7505 Adventure Ave	Landscape	Warning	7/3/2020		
1620 N Treasure Dr	Landscape	Warning	7/3/2020		
7529 Hispanola Ave	Landscape	Warning	7/3/2020		
S Treasure Drive	Vehicle Violation	Warning	7/5/2020		
Galleon Street	Vehicle Violation	Warning	7/5/2020		
Galleon Street	Vehicle Violation	Warning	7/5/2020		
E Treasure Dr	Vehicle Violation	Warning	7/5/2020		
S Treasure Drive	Vehicle Violation	Warning	7/5/2020		
7517 Hispanola Ave	Special Magistrate	Order	7/6/2020		$20,000.00
7731 Coquina Dr	Operating/Advertising	Citation	7/6/2020		$1,000.00
7731 Coquina Dr	BTR	Citation	7/6/2020		$100.00
7731 Coquina Dr	Emergency Order	Citation	7/6/2020		$250.00
7918 West Drive	Trash	Warning	7/7/2020		
7810 Center Bay Dr	Landscape	Warning	7/7/2020		
7509 Adventure Ave	Blocking ROW	Warning	7/8/2020		
7904 West Dr #905	Special Magistrate	Order	7/7/2020		$2,175.00
1301 Bay Terrace	Bulk Trash	Warning	7/9/2020		
1365 Bay Terrace	Trash	Warning	7/9/2020		
8000 East Drive	WWP	Citation	7/10/2020	$500.00	
7904 West Drive #904	Emergency Order	Citation	7/11/2020	$250.00	
7904 West Drive #904	Operating/Advertising	Citation	7/11/2020	$2,000.00	
7904 West Drive #904	BTR	Citation	7/11/2020	$100.00	
7701 Beachview Dr	Emergency Order	Citation	7/11/2020	$250.00	
7548 W Treasure Dr	WWP	Citation	7/11/2020	$500.00	
1801 S Treasure Dr	Trash	Warning	7/13/2020		
7537 W Treasure Dr	Trash	Warning	7/13/2020		
7537 W Treasure Dr	Landscaping ROW	Warning	7/13/2020		
7911 East Drive	Derelict Vehicle	Warning	7/14/2020		
1872 Kennedy Causeway	Trash	Warning	7/15/2020		
1441 S Treasure Dr	Emergency Order	Citation	7/16/2020	$250.00	
Public Property	Derelict Vehicle	Warning	7/16/2020		
1450 S Treasure Dr	Operating/Advertising	Warning	7/18/2020		
1881 Kennedy Cswy #706	Operating/Advertising	Citation	7/18/2020	$1,000.00	
1881 Kennedy Cswy #706	BTR	Citation	7/18/2020	$100.00	
7934 West Drive #1005	Operating/Advertising	Citation	7/18/2020	$1,000.00	
7934 West Drive #1005	BTR	Citation	7/18/2020	$100.00	
1331 Bay Terrace	Special Magistrate	Order	7/20/2020		$2,500.00
1580 Kennedy Cswy	Landscape	Warning	7/21/2020		
7544 Mutiny Ave	Landscape	Warning	7/21/2020		
7801 Center Bay Dr	Open/Unsecured	Warning	7/27/2020		
7940 West Drive	Landscape	Warning	7/27/2020		
7931 East Drive	Derelict Vehicle	Warning	7/27/2020		
7931 East Drive	Vessel Violation	Warning	7/27/2020		
1860 S Treasure Dr	WWP	Citation	7/29/2020		$1,200.00

7801 Center Bay Dr	Open/Unsecured	Warning	7/29/2020		
7710 Coquina Dr	Bulk Trash	Warning	7/30/2020		
8000 East Drive	WWP	Citation	7/30/2020		$500.00
Various Locations	Weather Advisory	Warning	7/31/2020		
(27) Lien Searches					
				$6,050.00	$27,725.00

	Code	**Statistics**	**Aug-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1872 Kennedy Cswy	Bulk Trash	Warning	8/3/2020		
1725 Kennedy Cswy	Trash/Sign	Warning	8/3/2020		
7904 West Drive	Bulk Trash	Warning	8/3/2020		
1555 Kennedy Cswy	Sign	Warning	8/3/2020		
7711 Beachview Dr	WWP/Filming	Citation	8/3/2020	$500.00	
1666 Kennedy Cswy #610	WWP	Citation	8/4/2020	$500.00	
7540 Mutiny Ave	Bulk Trash	Warning	8/5/2020		
Adventure Ave/AtlanticBB	Blocking ROW	Warning	8/5/2020		
1801 S Treasure Dr #329	Littering	Warning	8/5/2020		
7556 W Treasure Dr	WWP	Citation	8/6/2020	$500.00	
1801 S Treasure Dr #329	Littering	Warning	8/6/2020		
1666 Kennedy Cswy #610	WWP	Citation	8/6/2020		$500.00
7711 Beachview Dr	Property Maintenance	Warning	8/6/2020		
1801 S Treasure Dr	Trash	Warning	8/10/2020		
7553 Cutlass Ave	Bulk Trash	Warning	8/10/2020		
7501 Adventure Ave	Landscaping / Sidewalk	Warning	8/11/2020		
Bounty / N Treasure Dr	Derelict Vehicle	Warning	8/11/2020		
7934 West Drive	Property Maintenance	Warning	8/11/2020		
1365 Bay Terrace	Bulk Trash	Warning	8/12/2020		
7721 Beachview Dr	Bulk Trash	Warning	8/12/2020		
1820 E Treasure Dr #306A	WWP	Citation	8/13/2020	$500.00	
Galleon Street	Derelict Vehicle	Warning	8/13/2020		
7544 Adventure Ave	Derelict Vehicles	Warning	8/13/2020		
1441 S Treasure Dr	Emergency Order	Citation	8/14/2020	$250.00	
1900 S Treasure Dr	Illicit Discharge	Citation	8/17/2020	$200.00	
1900 S Treasure Dr	Illicit Discharge	Citation	8/17/2020	$200.00	
1801 S Treasure Dr #329	Littering	Citation	8/19/2020		$250.00
1681 Kennedy Causeway	Blocking ROW	Citation	8/19/2020	$200.00	
7556 W Treasure Dr	WWP	Citation	8/19/2020		$500.00
7910 Harbor Island #1111	Minimum Housing	Warning	8/15/2020		
7511 Center Bay Dr	Landscaping	Warning	8/15/2020		
7517 Adventure Ave	Noise	Citation	8/15/2020	$200.00	
1860 S Treasure Drive	WWP	Citation	8/21/2020		$900.00
7904 West Drive #404	Emergency Order	Citation	8/19/2020	$250.00	
7920 East Drive #16	WWP	Citation	8/20/2020	$500.00	

7501 E Treasure Drive	Noise	Warning	8/20/2020		
7904 West Drive #404	Property Maintenance	Warning	8/20/2020		
7904 West Drive #CU-12	BTR	Warning	8/20/2020		
Various Locations	Weather Advisory	Warning	8/21/2020		
7920 West Drive	Bulk Trash	Warning	8/18/2020		
7548 W Treasure Dr	Noise	Warning	8/19/2020		
N Treasure Dr & Adventure	Prohibited Sign	Removed	8/20/2020		
7821 Coquina Dr	WWP	Warning	8/20/2020		
7801 Miami View Dr	Special Magistrate	Order	8/26/2020		$1,200.00
1820 E Treasure Dr #306A	WWP	Citation	8/27/2020		$500.00
7917 West Drive	Trash	Warning	8/26/2020		
7552 Adventure Ave	Bulk Trash	Warning	8/25/2020		
1365 Bay Terrace	Bulk Trash	Warning	8/26/2020		
7537 Adventure Ave	Bulk Trash	Warning	8/26/2020		
(28) Lien Searches					
				$3,800.00	$3,850.00

	Code	**Statistics**	**Sep-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1441 S treasure Dr	Trash Cans	Citation	8/29/2020	$50.00	
1441 S treasure Dr	Landscaping	Warning	8/29/2020		
7904 West Drive #708	Operating/Advertising	Warning	8/29/2020		
7720 Center Bay Dr	Operating/Advertising	Warning	8/29/2020		
7801 Center Bay Dr	Trash	Warning	9/1/2020		
7904 West Drive #214	Special Magistrate	Order	9/2/2020		$4,500.00
7801 Beachview Dr	Landscaping	Warning	9/3/2020		
7904 West Drive #602	Special Magistrate	Order	9/3/2020		$3,000.00
1900 S Treasure Dr	Illicit Discharge	Citation	9/4/2020		$200.00
1900 S Treasure Dr	Illicit Discharge	Citation	9/4/2020		$200.00
7917 Adventure Ave	Noise	Warning	9/2/2020		
8020 East Drive #215	WWP	Citation	9/4/2020	$500.00	
7821 Beachview Dr	Noise	Citation	9/5/2020	$200.00	
7525 Buccaneer Ave	Noise	Warning	9/5/2020		
1881 Kennedy Cswy	Noise	Citation	9/5/2020	$200.00	
7904 West Drive #810	Operating/Advertising	Citation	9/5/2020	$1,000.00	
7904 West Drive #810	BTR	Citation	9/5/2020	$100.00	
7920 East Drive #16	WWP	Citation	9/8/2020		$500.00
7530 Miamiview Dr	Trash	Warning	9/8/2020		
1701 N Treasure Dr #6	Landscaping	Warning	9/8/2020		
1365 Bay Terrace	Special Magistrate	Order	9/10/2020		$7,000.00
1865 Kennedy Cswy #6k	WWP	Citation	9/10/2020	$500.00	
1441 S treasure Dr	Landscaping	Citation	9/12/2020	$200.00	
7904 West Drive #512	Special Magistrate	Order	9/11/2020		$3,500.00
7623 Beachview Drive	Emergency Order	Citation	9/14/2020	$250.00	

7421 Coquina Drive	Bulk trash	Warning	9/14/2020		
1701 S Treasure Drive	Bulk trash	Warning	9/14/2020		
Folio # 23-3209-014-0190	Trash	Warning	9/14/2020		
7623 Beachview Drive	Emergency Order	Citation	9/15/2020	$250.00	
1700 Kennedy Cswy #110	BTR	Warning	9/12/2020		
1872 Kennedy Cswy	WWP	Citation	9/16/2020		$500.00
7421 Center Bay Dr	Noise	Warning	9/12/2020		
1900 S Treasure Dr	Noise	Warning	9/18/2020		
7508 Bounty Ave	Landscaping	Warning	9/19/2020		
1701 N Treasure Dr #6	Landscaping	Citation	9/19/2020	$200.00	
7508 Adventure Ave	Landscaping	Warning	9/19/2020		
1666 Kennedy Cswy	Noise	Citation	9/19/2020	$200.00	
1666 Kennedy Cswy	WWP	Citation	9/19/2020	$500.00	
7553 Adventure Ave	Bulk trash	Warning	9/21/2020		
8000 West Drive	Bulk trash	Warning	9/21/2020		
7623 Beachview Drive	Trash	Citation	9/17/2020		$200.00
7540 W Treasure Dr	Trash/Debris	Warning	9/22/2020		
1865 Kennedy Cswy #PHN	Special Magistrate	Order	9/24/2020		$3,000.00
7937 West Drive	Minimum Housing	Citation	9/23/2020		$250.00
1881 Kennedy Cswy	Noise	Citation	9/21/2020		$200.00
7904 West Drive #CU12	BTR	Citation	9/24/2020	$100.00	
1900 S Treasure Dr	Illicit Discharge	Citation	9/25/2020	$200.00	
1900 S Treasure Dr	Illicit Discharge	Citation	9/25/2020	$200.00	
7544 W Treasure Dr	WWP	Citation	9/25/2020	$500.00	
1441 S treasure Dr	Emergency Order	Citation	9/25/2020	$250.00	
7720 Miami View Dr	WWP	Citation	9/26/2020	$500.00	
7623 Beachview Drive	Emergency Order	Citation	9/24/2020	$250.00	
7623 Beachview Drive	Emergency Order	Citation	9/24/2020		$250.00
7525 Buccaneer Ave	Noise	Citation	9/29/2020		$200.00
1520 S Treasure Drive	Noise	Citation	9/29/2020		$200.00
(53) Lien Searches					
				$6,150.00	$23,700.00

	Code	**Statistics**	**Oct-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7623 Beachview Dr	WWP	Citation	10/3/2020	$500.00	
7701 Beachview Dr	Emergency Order	Citation	10/1/2020		$250.00
7623 Beachview Dr	Noise	Citation	10/3/2020	$200.00	
7918 West Drive	Fence	Warning	10/3/2020		
7545 Bounty Ave	Bulk Trash	Warning	10/3/2020		
7541 Bounty Ave	Bulk Trash	Warning	10/3/2020		
7541 Bounty Ave	WWP	Citation	10/3/2020	$500.00	
7544 Adventure Ave	Derelict Vehicle	Warning	10/5/2020		

1750 S Treasure Dr	WWP	Citation	10/5/2020	$500.00	
7536 W Treasure Dr	WWP	Citation	10/6/2020	$500.00	
7536 W Treasure Dr	Operating/Advertising	Warning	10/6/2020		
7623 Beachview Dr	Emergency Order	Citation	10/6/2020		$250.00
7904 West Drive #810	Special Magistrate	Order	10/7/2020		$587.00
7541 Cutlass Ave	WWP	Citation	10/7/2020	$500.00	
1550 Kennedy Cswy	Special Magistrate	Order	10/7/2020		$5,525.00
7623 Beachview Dr	WWP	Citation	10/8/2020	$500.00	
7532 Buccaneer Ave	Blocking ROW	Warning	10/9/2020		
7711 Beachview Dr	Trash Cans	Warning	10/9/2020		
7800 Beachview Dr	Trash Cans	Warning	10/9/2020		
7711 Beachview Dr	Trash Cans	Citation	10/10/2020	$200.00	
7904 West Drive #614	WWP	Citation	10/10/2020	$500.00	
7810 Coquina Dr	WWP	Citation	10/10/2020	$500.00	
7800 Beachview Dr	Noise	Citation	10/12/2020	$100.00	
7810 Coquina Dr	Landscape	Warning	10/8/2020		
7504 Buccaneer Ave	Noise	Citation	10/10/2020	$100.00	
7800 Beachview Dr	Noise	Citation	10/12/2020	$100.00	
7623 Beachview Dr	WWP	Citation	10/12/2020		$500.00
7623 Beachview Dr	Noise	Citation	10/12/2020		$200.00
7623 Beachview Dr	WWP	Citation	10/12/2020		$500.00
7904 West Drive #CU12	WWP	Citation	10/14/2020	$500.00	
7810 Beachview Dr	Operating/Advertising	Warning	10/13/2020		
7504 Buccaneer Ave	Noise	Citation	10/14/2020		$100.00
1580 Kennedy Cswy	40 Year	Citation	10/15/2020	$500.00	
7505 W Treasure Dr	WWP	Citation	10/16/2020	$500.00	
1441 S Treasure Dr	Trash Cans	Citation	10/16/2020	$200.00	
7510 Coquina Dr	WWP	Citation	10/16/2020	$500.00	
1441 S Treasure Dr	Trash Cans	Citation	10/17/2020	$200.00	
1440 S Treasure Dr	Noise	Warning	10/17/2020		
7810 Coquina Dr	WWP	Citation	10/19/2020		$500.00
1770 Kennedy Cswy #303	WWP	Citation	10/19/2020	$500.00	
7904 West Drive #515	Special Magistrate	Order	10/16/2020		$3,000.00
7541 Cutlass Ave	WWP	Citation	10/20/2020		$500.00
7504 Buccaneer Ave	Noise	Citation	10/20/2020		$250.00
1801 S Treasure Dr	Landscape ROW	Warning	10/20/2020		
1657 N Treasure Dr	Landscape ROW	Warning	10/21/2020		
7517 Adventure Ave	Landscape ROW	Warning	10/21/2020		
1620 N Treasure Dr	Landscape ROW	Warning	10/22/2020		
7537 W Treasure Dr	Landscape ROW	Warning	10/22/2020		
1580 Kennedy Cswy	40 Year	Citation	10/23/2020		$500.00
7552 Mutiny Ave	Special Magistrate	Order	10/26/2020		$3,000.00
7510 Center Bay	Trash/Landscape	Warning	10/26/2020		
7512 Adventure/TECO	WWP	Citation	10/26/2020	$500.00	
7541 Bounty Ave	WWP	Citation	10/26/2020		$500.00
Hispanola/N Treasure	Derelict Vehicle	Warning	10/27/2020		
1801 S Treasure Dr	Bulk Trash	Warning	10/29/2020		

7524 W Treasure Dr	Fence	Warning	10/29/2020		
1630 S Treasure Dr	Landscape	Warning	10/31/2020		
7532 Hispanola Ave	Landscape	Warning	10/31/2020		
7505 Cutlass Ave	Landscape	Warning	10/31/2020		
(37) Lien Searches					
				$8,100.00	$16,162.00
	Code	**Statistics**	**Nov-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7544 W Treasure Dr	Bulk Trash	Warning	11/2/2020		
1750 S Treasure Dr	WWP	Citation	10/10/2020		$500.00
7800 Beachview Dr	Noise	Citation	10/21/2020		$100.00
7536 W Treasure Dr	WWP	Citation	10/19/2020		$500.00
7623 Miamiview Dr	WWP	Citation	10/30/2020		$500.00
7501 Miamiview Dr	Building Violation	Warning	11/2/2020		
7811 Miamiview Dr	Building/Various	Warning	11/2/2020		
7801 Centerbay Dr	Open/Unsecure	Warning	11/2/2020		
7711 Beachview Dr	Noise	Warning	11/2/2020		
7810 Beachview Dr	Operating/Advertising	Citation	11/3/2020	$1,000.00	
7810 Beachview Dr	BTR	Citation	11/3/2020	$100.00	
1570 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1872 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1888 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1345 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1524 Kennedy Cswy	Single-Use	Warning	11/4/2020		
1345 Kennedy Cswy	Single-Use	Warning	11/3/2020		
1725 Kennedy Cswy	Prohibited signs	Warning	11/5/2020		
1601 Kennedy Cswy	Prohibited signs	Warning	11/6/2020		
1830 S Treasure Dr	WWP	Citation	11/7/2020	$500.00	
1650 S Treasure Dr	Vessel violation	Warning	11/10/2020		
7505 Bounty Ave	Trash	Warning	11/10/2020		
1801 S Treasure Dr	Trash	Warning	11/10/2020		
7934 West Drive	Bulk trash	Warning	11/11/2020		
1600 Kennedy Cswy	Property Maintenance	Warning	11/11/2020		
1735 N Treasure Dr	Blocking ROW	Warning	11/11/2020		
1755 Kennedy Cswy	Prohibited signs	Warning	11/11/2020		
7553 Bounty Ave	Storage	Warning	11/11/2020		
7540 W Treasure Dr	Fence	Warning	11/12/2020		
7540 W Treasure Dr	Landscape	Warning	11/12/2020		
1801 S Treasure Dr	Property Maintenance	Warning	11/12/2020		
7524 Buccaneer Ave	Bulk Trash	Warning	11/12/2020		
7520 Buccaneer Ave	Bulk Trash	Warning	11/12/2020		
7904 West Drive #216	Special Magistrate	Order	11/13/2020		$2,425.00

7520 West Drive	Illicit Discharge	Reported	11/13/2020		
1508 Kennedy Cswy	Prohibited signs	Warning	11/17/2020		
7600 Miamiview Dr	Bulk Trash	Warning	11/18/2020		
7501 E Treasure Dr	Trash	Warning	11/19/2020		
7508 Mutiny Ave	Vessel violation	Warning	11/17/2020		
1770 Kennedy Cswy #D303	WWP	Citation	11/17/2020		$500.00
1365 Bay Terrace	Trash	Warning	11/23/2020		
Adventure & NTD	Trash	Warning	11/22/2020		
1600 Kennedy Cswy	Shopping cart	Warning	11/22/2020		
1365 Bay Terrace	Blocking ROW	Warning	11/24/2020		
7910 West Drive	Minimum Housing	Warning	11/30/2020		
1801 S Treasure Dr	Bulk trash	Warning	11/30/2020		
7505 Bounty Ave	WWP	Citation	11/30/2020	$500.00	
(21) Lien Searches					
				$2,100.00	$4,525.00

	Code	**Statistics**	**Dec-20**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7531 Miamiview Dr	WWP	Citation	10/23/2020		$500.00
7544 W Treasure Dr	WWP	Citation	11/18/2020		$500.00
Various Locations (TECO)	WWP	Citation	12/1/2020		$500.00
7600 Beachview Dr	Landscape	Warning	12/1/2020		
7510 Coquina Dr	Landscape	Warning	12/1/2020		
7431 Coquina Dr	Landscape/House #'s	Warning	12/1/2020		
7800 Beachview Dr	Trash Cans	Warning	12/1/2020		
7545 Cutlass Ave	Trash Cans	Warning	12/1/2020		
7800 Beachview Dr	Trash Cans	Citation	12/2/2020	$200.00	
1365 Bay Terrace	WWP	Citation	12/3/2020	$500.00	
7528 Hispanola Ave	Operating/Advertising	Warning	12/4/2020		
7540 W Treasure Dr	Stagnant water	Warning	12/4/2020		
1801 S Treasure Dr	Bulk Trash	Warning	12/8/2020		
1580 Kennedy Cswy	WWP	Citation	12/8/2020	$500.00	
1820 S Treasure Dr #406	WWP	Citation	12/8/2020	$500.00	
7510 Coquina Dr	WWP	Citation	12/9/2020		$500.00
1580 Kennedy Cswy	WWP	Citation	12/10/2020		$500.00
7910 West Drive	Minimum Housing	Warning	12/7/2020		
7925 West Drive	Property Maintenance	Warning	12/7/2020		
7800 Beachview Dr	Trash Cans	Citation	12/16/2020		$200.00
1400 Kennedy Cswy	Prohibited Signs	Removed	12/14/2020		
1555 N Treasure Dr	WWP	Citation	12/15/2020	$500.00	
1900 S Treasure Drive	Light Pole Damaged	Reported	12/15/2020		
1900 S Treasure Drive #4C	Noise	Warning	12/16/2020		
7505 Bounty Ave	WWP	Citation	12/17/2020		$500.00

1900 S Treasure Dr #4C	Noise	Warning	12/19/2020		
7904 West Drive #101	Special Magistrate	Order	12/18/2020		$1,500.00
Mutiny/S Treasure Drive	Derelict Vehicle	Warning	12/16/2020		
7900 HarborIsland Dr #PH17	Special Magistrate	Order	12/11/2020		$100.00
7533 Bounty Ave	WWP	Citation	12/23/2020	$500.00	
Bounty Avenue	Derelict Vehicle	Warning	12/23/2020		
1670 S Treasure Dr	Bulk Trash	Warning	12/23/2020		
7810 Center Bay Dr	Noise	Warning	12/26/2020		
7711 Miamiview Dr	Noise	Warning	12/26/2020		
Buccaneer/S Treasure Dr	Derelict Vehicle	Warning	12/28/2020		
1820 S Treasure Dr #406	WWP	Citation	12/28/2020		$500.00
7505 Cutlass Ave	WWP	Citation	12/30/2020	$500.00	
7548 W Treasure Dr	Special Magistrate	Order	12/30/2020		$5,585.00
(48) Lien Searches					
				$3,200.00	$10,885.00

	Code	**Statistics**	**Jan-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7410 Miamiview Dr	Property Maintenance	Warning	1/4/2021		
1880 Kennedy Cswy / FPL	Property Maintenance	Warning	1/4/2021		
1365 Bay Terrace	Derelict Trailer	Warning	1/4/2021		
1735 N Treasure Drive	Property Maintenance	Warning	1/5/2021		
7917 West Drive	Bulk Trash	Warning	1/5/2021		
7925 West Drive	Bulk Trash	Warning	1/5/2021		
7505 Mutiny Ave	WWP	Citation	1/8/2021	$500.00	
1735 N Treasure Drive	Noise	Citation	1/9/2021	$200.00	
7533 Bounty Ave	WWP	Citation	1/11/2021		$500.00
Jewel / S Treasure Drive	Derelict Vehicle	Warning	1/11/2021		
1735 N Treasure Drive	Noise	Citation	1/12/2021		$200.00
7501 Adventure Ave	Landscape / ROW	Warning	1/12/2021		
7544 Buccaneer Ave	WWP	Citation	1/13/2021	$500.00	
7520 W Treasure Drive	Noise	Citation	1/13/2021	$200.00	
7710 Beachview Drive	WWP	Citation	1/13/2021	$500.00	
7544 Buccaneer Ave	WWP	Citation	1/14/2021		$500.00
1401 Kennedy Cswy	Property Maintenance	Warning	1/14/2021		
7821 Beachview Drive	Noise	Citation	1/16/2021	$200.00	
Adventure / N Treasure Dr	Prohibited Sign	Removed	1/20/2021		
7520 W Treasure Drive	Noise	Citation	1/20/2021		$200.00
7711 Beachview Drive	Special Magistrate	Order	1/20/2021		$2,175.00
Harbor Island ROW	Commercial Vehicle	Citation	1/20/2021		$100.00
7900 HarborIsland Dr #1123	Noise	Citation	1/20/2021		$100.00
7505 W Treasure Drive	WWP	Citation	1/20/2021		$500.00
7601 E Treasure Dr #1512	WWP	Citation	1/22/2021	$500.00	
7623 Beachview Drive	Noise	Citation	1/23/2021	$200.00	

1359 Bay Terrace	Noise	Citation	1/23/2021	$200.00	
1441 S Treasure Dr	Special Magistrate	Order	1/22/2021		$500.00
1865 Kennedy Cswy #3M	Noise	Warning	1/21/2021		
7556 W Treasure Dr	Noise	Citation	1/25/2021	$200.00	
7556 W Treasure Dr	Operating/Advertising	Warning	1/25/2021		
7545 Bounty Ave	Dead Storage	Warning	1/26/2021		
Cutlass / S Treasure Dr	Prohibited Sign	Removed	1/28/2021		
Adventure / N Treasure Dr	Prohibited Sign	Removed	1/28/2021		
Hispanola / N Treasure Dr	Prohibited Sign	Removed	1/28/2021		
1480 S Treasure Drive	Landscape	Warning	1/29/2021		
7505 W Treasure Drive	Trash/Debris	Warning	1/28/2021		
7505 Buccaneer Ave	Bulk Trash	Warning	1/29/2021		
7509 Adventure Ave	Noise	Citation	1/30/2021	$200.00	
(38) Lien Searches					
				$3,400.00	$4,775.00

	Code	**Statistics**	**Feb-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7549 Adventure Ave	WWP	Citation	2/1/2021	$500.00	
7801 Center Bay Drive	Landscape/Trash	Warning	2/1/2021		
7918 West Drive	Fence	Warning	2/1/2021		
7510 Center Bay Drive	Fence	Warning	2/1/2021		
7810 Coquina Drive	Special Magistrate	Order	2/1/2021		$3,000.00
7505 Mutiny Ave	WWP	Citation	2/2/2021		$500.00
1440 S Treasure Drive	WWP	Citation	2/2/2021	$500.00	
7900 HarborIsland Dr #PH17	Special Magistrate	Order	2/2/2021		$1,400.00
7560 W Treasure Drive	Property Maintenance	Warning	2/2/2021		
7549 Adventure Ave	WWP	Citation	2/2/2021		$500.00
7904 West Drive #CU12	Special Magistrate	Order	2/2/2021		$670.00
7939 East Drive	Property Maintenance	Warning	2/3/2021		
7710 Beachview Drive	WWP	Citation	2/4/2021		$500.00
Adventure / S Treasure Dr	Prohibited sign	Removed	2/3/2021		
7556 W Treasure Drive	Noise	Citation	2/8/2021		$200.00
7509 Adventure Ave	Noise	Citation	2/8/2021		$200.00
S Treasure Dr / Buccaneer	Commercial Vehicle	Warning	2/9/2021		
1600 Kennedy Causeway	Dumpster Enclosure	Warning	2/10/2021		
7915 East Drive (ROW)	Derelict Vehicle	Warning	2/11/2021		
7536 Bounty Ave	Bulk Trash	Warning	2/11/2021		
7623 Beachview Drive	Noise	Citation	2/12/2021		$200.00
1872 Kennedy Cswy	Special Magistrate	Order	2/12/2021		$3,000.00
79 Street Pkwy (ROW)	WWP	Warning	2/15/2021		
7720 Coquina Drive	Bulk Trash	Warning	2/15/2021		
7926 East Drive	Operating/Advertising	Warning	2/15/2021		

7935 East Drive (ROW)	Derelict Vehicle	Warning	2/15/2021		
7920 East Drive (ROW)	Derelict Vehicle	Warning	2/15/2021		
7720 Coquina Drive	Bulk Trash	Warning	2/15/2021		
7540 W Treasure Drive	Landscape	Warning	2/16/2021		
7421 Miamiview Drive	Obstructing ROW	Warning	2/16/2021		
7701 Beachview Drive	Trash	Warning	2/16/2021		
1480 S Treasure Drive	Landscape	Citation	2/17/2021	$200.00	
7524 W Treasure Drive	Open / Unsecure	Warning	2/18/2021		
7505 Adventure Ave	Trash	Warning	2/18/2021		
7601 E Treasure Drive	Property Maintenance	Warning	2/18/2021		
7525 E treasure Dr #614	Noxious Odor	Warning	2/20/2021		
7601 E Treasure Drive	Noise	Warning	2/19/2021		
7601 E Treasure Dr #403	Noise	Warning	2/22/2021		
7904 West Drive #512	WWP	Citation	2/23/2021	$500.00	
1359 Bay Terrace	Noise	Citation	2/23/2021		$200.00
7700 Beachview Drive	Bulk trash	Warning	2/24/2021		
7524 Buccaneer Ave	WWP	Citation	2/25/2021	$500.00	
1400 Kennedy Cswy	Noise	Citation	2/27/2021	$200.00	
(42) Lien Searches					
				$2,400.00	$10,370.00

	Code	**Statistics**	**Mar-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7521 Buccaneer Ave	Blocking ROW	Warning	3/1/2021		
7540 Bounty Ave	Property Maintenance	Warning	3/1/2021		
7600 Beachview Drive	Landscape	Warning	3/1/2021		
1440 S Treasure Drive	WWP	Citation	3/1/2021		$500.00
1665 Kennedy Cswy	Trash	Warning	3/2/2021		
1900 S Treasure Drive	Trash	Citation	3/2/2021	$200.00	
7924 East Drive #203	Animal Violations	Warning	3/2/2021		
7524 Buccaneer Ave	WWP	Citation	3/2/2021		$500.00
7810 Beachview Drive	Special Magistrate	Order	3/3/2021		$587.50
7501 Center Bay Drive	Trash	Warning	3/4/2021		
7510 Coquina Drive	Landscape/Trash	Warning	3/4/2021		
7811 Miamiview Drive	Expired Permits	Citation	3/4/2021	$500.00	
7811 Miamiview Drive	Shutters	Citation	3/4/2021	$250.00	
7540 E Treasure Drive	Noise	Warning	3/5/2021		
7500 Center Bay Drive	Noise	Warning	3/6/2021		
7552 Adventure Ave	Blocking ROW	Warning	3/8/2021		
7623 Beachview Drive	Trash	Warning	3/8/2021		
7520 Miami view Drive	WWP	Citation	3/8/2021	$500.00	
7510 Coquina Drive	Landscape	Citation	3/9/2021	$200.00	
7505 Bounty Ave	Landscape	Warning	3/9/2021		

7553 Bounty Ave	Landscape/Trash/BTR	Warning	3/9/2021		
7520 Miamiview Drive	WWP	Citation	3/10/2021		$500.00
7904 West Drive #512	WWP	Citation	3/10/2021		$500.00
N Treasure Dr. / Buccaneer	Derelict Vehicle	Warning	3/11/2021		
7525 Buccaneer Ave	Bulk Trash	Warning	3/12/2021		
7540 W Treasure Drive	Noise	Citation	3/13/2021	$200.00	
7516 W Treasure Drive	WWP	Citation	3/13/2021	$500.00	
7611 Coquina Drive	Noise	Citation	3/13/2021	$200.00	
7520 Miami view Drive	Noise	Warning	3/13/2021		
7541 W treasure Drive	Noise	Warning	3/15/2021		
1441 S Treasure Drive	Special Magistrate	Order	3/15/2021		$1,200.00
7505 Mutiny Ave	Special Magistrate	Order	3/15/2021		$1,000.00
1900 S Treasure Drive (lot)	Trash	Warning	3/15/2021		
1620 N Treasure Drive	ulk Trash/Property Maintenanc	Warning	3/15/2021		
7501 E Treasure Drive #7A	Minimum Housing	Warning	3/15/2021		
1400 Kennedy Cswy	Noise	Citation	3/15/2021		$200.00
1601 Kennedy Cswy	Various	Warning	3/16/2021		
7532 Hispanola Ave	Operating/Advertising	Citation	3/17/2021	$1,000.00	
7532 Hispanola Ave	BTR	Citation	3/17/2021	$100.00	
7601 E Treasure Drive	Trash	Warning	3/17/2021		
7904 West Drive #614	WWP	Citation	3/18/2021		$500.00
7401 Beachview Drive	Trash	Warning	3/18/2021		
23-3209-008-1210	Special Magistrate	Order	3/18/2021		$7,000.00
7505 Adventure Ave	Operating/Advertising	Warning	3/18/2021		
7536 W Treasure Drive	Special Magistrate	Order	3/19/2021		$3,000.00
1880 Kennedy Cswy	BTR	Warning	3/20/2021		
1440 S Treasure Drive	Landscape	Warning	3/20/2021		
7537 Adventure Ave	WWP	Citation	3/20/2021	$500.00	
7921 West Drive	Property Maintenance	Warning	3/22/2021		
7532 Hispanola Ave	Operating/Advertising	Citation	3/22/2021		$1,000.00
7532 Hispanola Ave	BTR	Citation	3/22/2021		$100.00
1555 N Treasure Drive	Special Magistrate	Order	3/22/2021		$1,500.00
1801 S Treasure Drive	Blocking ROW	Warning	3/23/2021		
7510 Coquina Drive	Special Magistrate	Order	3/23/2021		$4,400.00
7548 Hispanola Ave	Trash	Warning	3/24/2021		
1900 S Treasure Drive	Trash	Citation	3/25/2021		$200.00
7516 W Treasure Drive	WWP	Citation	3/25/2021		$500.00
7611 Coquina Drive	Noise	Citation	3/26/2021		$200.00
7621 Beachview Drive	Noise	Citation	3/26/2021		$200.00
1600 Kennedy Cswy	Trash	Warning	3/26/2021		
7720 Center Bay Drive	Trash Cans	Warning	3/26/2021		
1500 N Treasure Drive	Noise	Warning	3/27/2021		
7552 Adventure Ave	WWP	Citation	3/27/2021	$500.00	
7920 E Treasure Drive	Special Magistrate	Order	3/29/2021		$1,500.00
1600 Kennedy Cswy	Trash	Warning	3/29/2021		
7510 Coquina Drive	Bulk Trash	Warning	3/30/2021		

(41) Lien Searches					
				$4,650.00	$25,087.50
	Code	**Statistics**	**Apr-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7601 E Treasure Drive	Bulk Trash	Warning	4/1/2021		
7501 E Treasure Drive	Bulk Trash	Warning	4/5/2021		
7510 Center Bay Drive	Landscape	Citation	4/5/2021	$200.00	
7810 Miami View Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7810 Miami View Drive	BTR	Citation	4/5/2021	$100.00	
7830 Miami View Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7830 Miamiview Drive	BTR	Citation	4/5/2021	$100.00	
7504 W Treasure Drive	Operating/Advertising	Warning	4/5/2021		
7536 W Treasure Drive	Operating/Advertising	Citation	4/5/2021	$1,000.00	
7536 W Treasure Drive	BTR	Citation	4/5/2021	$100.00	
7922 East Drive	Open & Unsecured	Warning	4/6/2021		
7540 W Treasure Drive	Noise	Citation	4/6/2021		$200.00
1830 S Treasure Drive	Special Magistrate	Order	4/6/2021		$650.00
7505 W Treasure Drive	Special Magistrate	Order	4/6/2021		$4,000.00
7508 Adventure Ave	Landscape	Warning	4/8/2021		
7501 Adventure Ave	Landscape	Warning	4/8/2021		
7548 Adventure Ave	WWP	Citation	4/8/2021	$500.00	
7830 Miami View Drive	Operating/Advertising	Citation	4/9/2021		$1,100.00
7532 Hispanola Ave	WWP	Citation	4/8/2021	$500.00	
7510 Coquina Drive	Property Maintenance	Warning	4/8/2021		
7904 West Drive #112	Operating/Advertising	Citation	4/9/2021	$1,000.00	
7904 West Drive #112	BTR	Citation	4/9/2021	$100.00	
7917 West Drive	Bulk Trash	Warning	4/12/2021		
7537 Adventure Ave	WWP	Citation	4/13/2021		$500.00
7601 E Treasure Drive 1205	Noise	Citation	4/13/2021		$100.00
7720 Center Bay Drive	Trash Cans	Warning	4/13/2021		
A.D. Lawn Service	Bulk Trash	Warning	4/14/2021		
7801 Center Bay Drive	Noise	Warning	4/15/2021		
7810 Miami View Drive	Operating/Advertising	Citation	4/16/2021		$1,100.00
7917 West Drive	Bulk Trash	Warning	4/12/2021		
7508 Adventure Ave	Landscape	Citation	4/19/2021	$200.00	
7504 Adventure Ave	Landscape / ROW	Warning	4/19/2021		
7501 Adventure Ave	Landscape	Warning	4/19/2021		
7601 E Treasure Drive 1512	WWP	Citation	4/19/2021		$500.00
7631 Miami View Drive	WWP	Citation	4/21/2021	$500.00	
23-3209-008-0200	WWP	Citation	4/21/2021		$500.00
7811 Miami View Drive	Trash Cans	Warning	4/21/2021		
7530 Miami View Drive	Landscape	Warning	4/22/2021		
7500 Center Bay Drive	Landscape	Warning	4/22/2021		
7505 Cutlass Ave	Pool Violation	Warning	4/22/2021		

7505 Cutlass Ave	WWP	Citation	4/22/2021		$500.00
7631 Miami View Drive	WWP	Citation	4/22/2021		$500.00
7552 Mutiny Ave	Noise	Warning	4/24/2021		
1750 S Treasure Drive	WWP	Citation	4/24/2021	$500.00	
1555 N Treasure Drive	Blocking ROW	Warning	4/26/2021		
7900 Harbor Island Dr PH20	Noise	Citation	4/27/2021		$100.00
7508 Adventure Ave	Landscape	Citation	4/27/2021		$200.00
1701 N Treasure Drive 6	Landscape	Warning	4/28/2021		
7548 Adventure Ave	WWP	Citation	4/28/2021		$500.00
1701 N Treasure Drive 6	Special Magistrate	Order	4/28/2021		$1,200.00
7904 West Drive #117	Special Magistrate	Order	4/29/2021		$2,500.00
(67) Lien Searches					
				$6,800.00	$14,150.00

	Code	**Statistics**	**May-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1600 Kennedy Cswy	Trash	Warning	5/3/2021		
1440 S Treasure Drive	Landscaping/ROW	Warning	5/4/2021		
1750 S Treasure Drive	WWP	Citation	5/5/2021		$500.00
7525 E Treasure Drive	Property Maintenance	Warning	5/5/2021		
7510 Coquina Drive	Special Magistrate	Order	5/5/2021		$420.00
7410 Beachview Drive	Pool Violation	Warning	5/6/2021		
7610 Center Bay Drive	Operating/Advertising	Warning	5/4/2021		
7601 E Treasure Drive 1512	Special Magistrate	Order	5/7/2021		$3,000.00
7505 Cutlass Ave	Special Magistrate	Order	5/10/2021		$3,800.00
7510 Center Bay Drive	Landscape	Citation	5/11/2021		$200.00
Adventure / N Treasure Dr	Prohibited sign	Removed	5/11/2021		
1356 Bay Terrace	Pool Violation	Warning	5/11/2021		
7410 Beachview Drive	Pool Violation	Citation	5/11/2021	$250.00	
1780 Kennedy Cswy 211	Noise	Warning	5/12/2021		
7904 West Drive	Prohibited sign	Removed	5/12/2021		
7517 Adventure Ave	WWP	Citation	5/12/2021	$500.00	
1865 Kennedy Cswy 3F	WWP	Citation	5/13/2021	$500.00	
1701 N Treasure Drive 6	Special Magistrate	Order	5/14/2021		$1,200.00
1351 Bay Terrace	Public Intoxication	Citation	5/15/2021	$1,000.00	
1351 Bay Terrace	Noise	Citation	5/16/2021	$100.00	
23-3209-008-1210	Landscape	Warning	5/17/2021		
1881 Kennedy Cswy 706	Special Magistrate	Order	5/17/2021		$1,175.00
7904 West Drive 614	Special Magistrate	Order	5/17/2021		$3,000.00
7533 Bounty Ave	Special Magistrate	Order	5/18/2021		$1,900.00
Adventure / N Treasure Dr	Derelict Vehicle	Warning	5/19/2021		
1455 N Treasure Dr 5R	WWP	Citation	5/19/2021	$500.00	
7500 Coquina Drive	ROW Violations	Warning	5/19/2021		

7601 E Treasure Drive	Trash	Warning	5/19/2021		
1600 Kennedy Cswy	Bulk Trash	Warning	5/20/2021		
7500 Coquina Drive	Constrcution Maintenance	Warning	5/20/2021		
7517 Adventure Ave	WWP	Citation	5/20/2021		$500.00
7904 West Drive 515	Minimum Housing	Warning	5/21/2021		
7801 Miami View Drive	Trash Cans	Warning	5/22/2021		
7700 Miami View Drive	Trash Cans	Warning	5/22/2021		
1441 S Treasure Drive	Trash Cans	Warning	5/22/2021		
7904 West Drive	Noise	Citation	5/22/2021	$200.00	
7700 Center Bay Drive	Noise	Citation	5/23/2021	$200.00	
1900 S Treasure Drive	Trash	Warning	5/24/2021		
7904 West Drive 515	Minimum Housing	Warning	5/24/2021		
7549 Bounty Ave	Landscaping/ROW	Warning	5/24/2021		
1865 Kennedy Cswy 3F	WWP	Citation	5/26/2021		$500.00
7920 East Drive	Animal Violations	Warning	5/27/2021		
8000 West Drive	Noise	Warning	5/28/2021		
1820 S Treasure Drive 406A	Special Magistrate	Order	5/28/2021		$2,500.00
7945 East Drive	ROW Violations	Warning	5/28/2021		
7720 Coquina Drive	WWP	Citation	5/29/2021	$500.00	
7720 Coquina Drive	Noise	Citation	5/29/2021	$200.00	
7536 Adventure Ave	Blocking ROW	Warning	5/29/2021		
7528 Buccaneer Ave	Bulk Trash	Warning	5/31/2021		
7510 Center Bay Drive	Landscaping	Warning	5/31/2021		
23-3209-001-0013	Landscaping/Trash/Sign	Warning	5/31/2021		
7917 West Drive	Bulk Trash	Warning	5/31/2021		
7904 West Drive	Prohibited sign	Removed	5/31/2021		
Hispanola / N Treasure Dr	Prohibited sign	Removed	5/31/2021		
7910 West Drive	Bulk Trash	Warning	5/31/2021		
(108) Lien Searches					
				$3,950.00	$18,695.00

	Code	**Statistics**	**Jun-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7509 W Treasure Drive	Bulk Trash	Warning	6/1/2021		
8000 West Drive	Bulk Trash	Warning	6/1/2021		
7520 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
7920 East Drive 4	WWP	Citation	6/2/2021		$200.00
7524 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
7548 W Treasure Drive	Prohibited Sign	Warning	6/2/2021		
1725 Kennedy Cswy	Noise	Warning	6/2/2021		
1455 N Treasure Dr 5R	WWP	Citation	6/3/2021		$500.00
1872 Kennedy Cswy	Trash	Warning	6/3/2021		
7532 Hispanola Ave	WWP	Citation	6/4/2021		$500.00

1865 Kennedy Cswy 6M	WWP	Citation	6/7/2021	$500.00	
7939 West Drive	Property Maintenance	Warning	6/7/2021		
1900 S Treasure Drive	Trash / Landscape	Warning	6/7/2021		
7904 West Drive 111	Operating / Advertising	Citation	6/8/2021		$1,000.00
7904 West Drive 111	BTR	Citation	6/8/2021		$100.00
7928 East Drive	Bulk Trash	Warning	6/9/2021		
1351 Bay Terrace	Public Intoxication	Citation	6/10/2021		$1,000.00
1351 Bay Terrace	Noise	Citation	6/10/2021		$100.00
7600 Beach View Drive	Landscape	Warning	6/11/2021		
7540 W Treasure Drive	Construction Site Maint.	Warning	6/11/2021		
1865 Kennedy Cswy 6M	WWP	Citation	6/14/2021		$500.00
7410 Beach View Drive	Trash	Warning	6/14/2021		
7927 East Drive	Trash / Bulk Trash	Warning	6/14/2021		
7810 Center Bay Drive	Bulk Trash	Warning	6/15/2021		
1750 S Treasure Drive	Special Magistrate	Order	6/15/2021		$1,000.00
7810 Coquina Drive	Recycling Cans	Warning	6/15/2021		
7700 Miami View Drive	Operating / Advertising	Citation	6/15/2021	$1,000.00	
7700 Miami View Drive	BTR	Citation	6/15/2021	$100.00	
1555 Kennedy Cswy	Landscape	Warning	6/16/2021		
7505 Cutlass Ave	Water Regulations	Warning	6/17/2021		
7631 Miami View Drive	Construction Site Maint.	Warning	6/17/2021		
7904 West Drive	Noise	Citation	6/17/2021		$200.00
7552 Adventure Ave	WWP	Citation	6/21/2021		$500.00
7410 Beach View Drive	Pool Violations	Citation	6/21/2021		$250.00
Cutlass Ave	Derelict Vehicle	Warning	6/21/2021		
23-3209-000-0253	WWP	Citation	6/21/2021	$500.00	
Jewel / Galleon	Derelict Vehicle	Warning	6/21/2021		
7720 Coquina Drive	WWP	Citation	6/22/2021		$500.00
7536 W Treasure Drive	Special Magistrate	Order	6/22/2021		$1,100.00
7720 Coquina Drive	Noise	Citation	6/22/2021		$200.00
Galleon Street	Derelict Vehicle	Warning	6/22/2021		
1801 S Treasure Drive	Bulk Trash	Warning	6/22/2021		
7915 East Drive	Derelict Vehicle	Warning	6/24/2021		
7921 East Drive	Derelict Vehicle	Warning	6/24/2021		
7905 East Drive	Derelict Vehicle	Warning	6/24/2021		
7504 W Treasure Drive	Trash / Recycling Cans	Warning	6/24/2021		
7508 Adventure Ave	Landscaping	Warning	6/24/2021		
1900 S Treasure Drive	Property Maintenance	Warning	6/28/2021		
7530 Miami View Drive	Trash / Recycling Cans	Warning	6/28/2021		
7720 Center Bay Drive	Trash Cans	Citation	6/28/2021	$200.00	
7800 Hispanola Ave	Landscaping	Warning	6/28/2021		
1801 S Treasure Drive	Bulk Trash	Warning	6/28/2021		
7521 Maimi View Drive	Blocking ROW	Warning	6/28/2021		
7945 East Drive 304	Noise	Warning	6/29/2021		
8000 East Drive	Bulk Trash	Warning	6/29/2021		
8000 West Drive	Illicit Discharge	Warning	6/30/2021		
7720 Center Bay Drive	Trash Cans	Citation	6/30/2021		$200.00

(64) Lien Searches					
				$2,300.00	$7,850.00
	Code	**Statistics**	**Jul-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7600 Beach View Drive	Landscape	Warning	7/1/2021		
7601 E Treasure Drive	Landscape	Warning	7/1/2021		
7700 Miami View Drive	Operating/Advertising	Citation	7/2/2021		$1,100.00
Various Constrcution Sites	Order to Secure	Warning	7/2/2021		
7801 Miami View Drive	Trash Cans	Citation	7/3/2021	$200.00	
7500 Coquina Drive	Noise	Citation	7/3/2021	$200.00	
7600 Beach View Drive	Trash Cans	Warning	7/3/2021		
7528 Adventure Ave	Noise	Citation	7/3/2021	$200.00	
7600 Beach View Drive	Landscape	Citation	7/3/2021	$200.00	
1351 Bay Terrace	Trash Cans	Warning	7/3/2021		
7711 Beach View Drive	Trash Cans	Warning	7/5/2021		
7552 Adventure Ave	Noise	Warning	7/5/2021		
7540 Bounty Ave	Pool Violations	Warning	7/5/2021		
7533 Bounty Ave	Bulk Trash	Warning	7/5/2021		
7541 W Treasure Drive	Landscape	Warning	7/5/2021		
7504 Adventure Ave	Blocking ROW/Trash	Warning	7/6/2021		
7401 Miami View Drive	Landscape	Warning	7/6/2021		
1666 Kennedy Cswy	Bulk Trash	Warning	7/6/2021		
7830 Miami View Drive	Recycle Cans	Warning	7/7/2021		
7904 West Drive 111	Special Magistrate	Order	7/7/2021		$3,500.00
7811 Miami View Drive	Special Magistrate	Order	7/7/2021		$1,200.00
7556 W Treasure Drive	Special Magistrate	Order	7/7/2021		$5,000.00
7529 Hispanola Ave	Bulk Trash	Warning	7/8/2021		
7536 Adventure Ave	Operating/Advertising	Warning	7/9/2021		
7528 Buccaneer Ave	Landscape	Warning	7/9/2021		
7548 Hispanola Ave	WWP	Citation	7/9/2021	$500.00	
7720 Miami View Drive	WWP	Citation	7/9/2021	$500.00	
7536 Adventure Ave	Operating/Advertising	Citation	7/10/2021	$1,000.00	
7536 Adventure Ave	BTR	Citation	7/10/2021	$100.00	
7525 Bounty Ave	Bulk Trash	Warning	7/12/2021		
7939 East Drive	Knox Box	Warning	7/12/2021		
7700 Coquina Drive	Landscape	Warning	7/13/2021		
1356 Bay Terrace	Pool Violations	Citation	7/13/2021	$250.00	
7700 Center Bay Drive	Landscape/Trash	Warning	7/13/2021		
7517 Hispanola Ave	Landscape	Warning	7/13/2021		
7536 W Treasure Drive	Trash Cans	Warning	7/14/2021		
7504 W Treasure Drive	Trash Cans	Warning	7/14/2021		
7532 Hispanola Ave	Trash Cans	Warning	7/15/2021		
1440 S Treasure Drive	Trash Cans	Warning	7/15/2021		

1400 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1460 S Treasure Drive	Trash Cans	Warning	7/15/2021		
1345 Kennedy Cswy	Building Recertification	Warning	7/16/2021		
1735 N Treasure Drive	Building Recertification	Warning	7/16/2021		
7920 East Drive	Building Recertification	Warning	7/16/2021		
7924 East Drive	Building Recertification	Warning	7/16/2021		
7945 East Drive	Building Recertification	Warning	7/16/2021		
7525 Buccaneer Ave	WWP	Citation	7/16/2021	$500.00	
7516 Jewel Ave	WWP	Citation	7/17/2021	$500.00	
7921 West Drive	Bulk Trash	Warning	7/19/2021		
7548 Adventure Ave	Blocking ROW	Warning	7/19/2021		
1600 Kennedy Cswy	Trash	Warning	7/21/2021		
1666 Kennedy Cswy	Trash	Warning	7/21/2021		
7811 Beach View Drive	Trash Cans	Warning	7/21/2021		
7800 Beach View Drive	Trash Cans	Citation	7/21/2021	$200.00	
7610 Center Bay Drive	Trash Cans	Warning	7/24/2021		
7800 Coquina Drive	Noise	Citation	7/24/2021	$250.00	
7720 Coquina Drive	Noise	Citation	7/24/2021	$250.00	
7525 Buccaneer Ave	Noise	Citation	7/29/2021	$250.00	
1630 S Treasure Drive	Landscape	Warning	7/31/2021		
1671 S Treasure Drive	Landscape	Warning	7/31/2021		
7516 W Treasure Drive	Landscape	Warning	7/31/2021		
7509 Adventure Ave	Landscape	Warning	7/31/2021		
7500 W Treasure Drive	Trash Cans	Warning	7/31/2021		
7536 Adventure Ave	Trash Cans	Warning	7/31/2021		
1701 S Treasure Drive	Landscape	Warning	7/31/2021		
1670 S Treasure Drive	Landscape	Warning	7/31/2021		
7560 W Treasure Drive	Landscpae	Warning	7/31/2021		
(31) Lien Searches					
				$5,100.00	$10,800.00

	Code	**Statistics**	**Aug-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7810 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7701 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7711 Beach View Drive	Bulk Trash	Warning	8/2/2021		
7800 Beach View Drive	Trash Cans	Citation	8/2/2021		$200.00
1801 S Treasure Drive	Bulk Trash	Warning	8/3/2021		
7934 West Drive	Bulk Trash	Warning	8/3/2021		
7601 E Treasure Dr. PH102	WWP	Citation	8/4/2021	$500.00	
7800 Coquina Drive	Noise	Citation	8/4/2021		$250.00
7938 West Drive	Trash	Warning	8/5/2021		
7501 Coquina Drive	WWP	Citation	8/5/2021	$500.00	
1555 N Treasure Drive	Sidewalk Damage	Warning	8/5/2021		

7720 Coquina Drive	WWP	Citation	8/6/2021	$500.00	
7548 Hispanola Ave	WWP	Citation	8/6/2021		$500.00
7520 Hispanola Ave	WWP	Citation	8/7/2021	$500.00	
7525 Buccaneer Ave	Noise	Citation	8/7/2021	$250.00	
1630 S Treasure Drive	Noise	Citation	8/7/2021	$250.00	
7501 Coquina Drive	WWP	Citation	8/9/2021		$500.00
7601 E Treasure Dr. PH102	WWP	Citation	8/10/2021		$500.00
1400 Kennedy Cswy	Prohibited Sign	Warning	8/10/2021		
7700 Center Bay Drive	Noise	Citation	8/10/2021		$100.00
7910 West Drive	Bulk Trash	Warning	8/10/2021		
7731 Miami View Drive	Landscape	Warning	8/11/2021		
1850 Kennedy Cswy	WWP	Citation	8/11/2021		$500.00
Folio #23-3209-008-1210	Landscape	Warning	8/11/2021		
7946 East Drive	Seawall/Deck	Warning	8/12/2021		
7401 Beach View Drive	Fence	Warning	8/12/2021		
7918 West Drive	Fence	Warning	8/13/2021		
7938 West Drive	Trash	Warning	8/16/2021		
7529 Bounty Ave	Bulk Trash	Warning	8/17/2021		
1701 S Treasure Drive	Bulk Trash	Warning	8/17/2021		
7801 Miami View Drive	Trash Cans	Citation	8/17/2021		$200.00
7600 Beach View Drive	Landscape	Citation	8/19/2021		$200.00
7500 Coquina Drive	Noise	Citation	8/19/2021		$200.00
7536 Adventure Ave	Operating/Advertising	Citation	8/19/2021		$1,000.00
7536 Adventure Ave	BTR	Citation	8/19/2021		$100.00
7700 Center Bay Drive	Trash	Citation	8/20/2021		$200.00
7905 East Drive	Noise	Citation	8/21/2021	$250.00	
1570 S Treasure Drive	WWP	Citation	8/21/2021	$250.00	
7537 W Treasure Drive	WWP	Citation	8/21/2021	$250.00	
7536 Adventure Ave	Operating/Advertising	Citation	8/21/2021	$2,000.00	
7536 Adventure Ave	BTR	Citation	8/21/2021	$100.00	
7536 Adventure Ave	Operating/Advertising	Citation	8/23/2021		$2,000.00
7536 Adventure Ave	BTR	Citation	8/23/2021		$100.00
7905 East Drive	Noise	Citation	8/24/2021		$250.00
7800 Beach View Drive	Trash Cans	Citation	8/25/2021	$200.00	
1301 Bay Terrace	Bulk Trash	Warning	8/25/2021		
7904 West Drive #407	Special Magistrate	Order	8/27/2021		$5,000.00
7600 Beach View Drive	Noise	Citation	8/28/2021	$250.00	
7811 Beach View Drive	Bulk Waste	Warning	8/28/2021		
7720 Coquina Drive	Noise	Citation	8/30/2021		$250.00
7720 Coquina Drive	WWP	Citation	8/30/2021		$500.00
7811 Beach View Drive	Operating/Advertising	Warning	8/30/2021		
7800 Beach View Drive	Trash Cans	Citation	8/30/2021		$200.00
7811 Beach View Drive	Operating/Advertising	Citation	8/31/2021	$1,000.00	
7811 Beach View Drive	BTR	Citation	8/31/2021	$100.00	
7731 Coquina Drive	Operating/Advertising	Citation	8/31/2021	$2,000.00	
7731 Coquina Drive	BTR	Citation	8/31/2021	$100.00	
7510 Center Bay Drive	Bulk Trash	Warning	8/31/2021		

7548 W Treasure Drive	Trash	Warning	8/31/2021		
(48) Lien Searches					
				$8,750.00	$12,750.00
	Code	**Statistics**	**Sep-21**	**$**	**$**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
7537 Adventure Ave	Bulk Trash	Warning	9/1/2021		
1321 Bay Terrace	Landscape	Warning	9/1/2021		
7401 Miami View Drive	Trash/Blocking ROW	Warning	9/1/2021		
7421 Miami View Drive	Bulk Trash	Warning	9/1/2021		
7520 Miami View Drive	Bulk Trash	Warning	9/1/2021		
7700 Center Bay Drive	Bulk Trash	Warning	9/1/2021		
7611 Center Bay Drive	Trash	Warning	9/1/2021		
7601 Center Bay Drive	Bulk Trash	Warning	9/1/2021		
7511 Center Bay Drive	Trash	Warning	9/1/2021		
7620 Coquina Drive	Bulk Trash	Warning	9/1/2021		
Folio #23-3209-008-1210	Landscape	Citation	9/1/2021	$200.00	
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7910 West Drive (Marina)	BTR	Warning	9/1/2021		
7937 West Drive	Trash	Warning	9/2/2021		
7517 Adventure Ave	Bulk Trash	Warning	9/2/2021		
1570 S Treasure Drive	WWP	Citation	9/3/2021		$250.00
7548 Hispanola Ave	WWP	Citation	9/4/2021	$500.00	
7536 Bounty Ave	Noise	Citation	9/4/2021	$250.00	
7500 Coquina Drive	Noise	Citation	9/4/2021	$250.00	
7811 Beach View Drive	Operating/Advertising	Citation	9/6/2021	$2,000.00	
7811 Beach View Drive	BTR	Citation	9/6/2021	$100.00	
7524 W Treasure Drive	Fence	Warning	9/6/2021		
1620 S Treasure Drive	Noise	Citation	9/7/2021		$250.00
7552 Adventure Ave	Special Magistrate	Order	9/7/2021		$1,000.00
1555 N Treasure Drive	Bulk Trash	Warning	9/7/2021		
7510 Coquina Drive	Bulk Trash	Warning	9/7/2021		
7601 Beach View Drive	Bulk Trash	Warning	9/9/2021		
1331 Bay Terrace	Bulk Trash	Warning	9/9/2021		
7920 East Drive	Bulk Trash	Warning	9/9/2021		
7922 East Drive	Landscape	Warning	9/9/2021		
7548 Hispanola Ave	WWP	Citation	9/9/2021		$500.00
7528 Adventure Ave	Special Magistrate	Order	9/10/2021		$275.00

7430 Beach View Drive	Bulk Trash	Warning	9/11/2021		
7811 Beach View Drive	Bulk Trash	Warning	9/11/2021		
7711 Center Bay Drive	Bulk Trash	Warning	9/13/2021		
7548 W Treasure Drive	Trash	Citation	9/13/2021	$200.00	
7516 Jewel Ave	Special Magistrate	Order	9/14/2021		$575.00
7731 Center Bay Drive	WWP	Citation	9/14/2021		$250.00
1725 Kennedy Causeway	Landscape/Trash	Warning	9/14/2021		
7904 West Drive #502	Operating/Advertising	Citation	9/15/2021	$1,000.00	
1356 Bay Terrace	Pool Violations	Citation	9/15/2021		$250.00
7904 West Drive #502	BTR	Citation	9/15/2021	$100.00	
7927 East Drive	Trash	Warning	9/16/2021		
7801 Center Bay Drive	Noise	Citation	9/17/2021	$250.00	
7927 East Drive	Trash	Citation	9/20/2021	$200.00	
7540 W Treasure Drive	Construction Site Maint.	Warning	9/20/2021		
7553 Adventure Ave	Noise	Citation	9/18/2021	$250.00	
1701 N Treasure Dr #7	Landscape	Warning	9/21/2021		
1701 N Treasure Dr #5	Landscape	Warning	9/21/2021		
7520 Hispanola Ave	WWP	Citation	9/21/2021		$500.00
7731 Coquina Drive	Operating/Advertising	Citation	9/21/2021		$2,000.00
7731 Coquina Drive	BTR	Citation	9/21/2021		$100.00
1701 N Treasure Dr #4	Landscape	Warning	9/21/2021		
7600 Beach View Drive	Noise	Citation	9/21/2021		$250.00
1701 N Treasure Dr #3	Landscape	Warning	9/21/2021		
7927 East Drive	Trash	Warning	9/22/2021		
7530 Coquina Drive	Bulk Trash	Warning	9/22/2021		
7441 Coquina Drive	Landscape	Warning	9/22/2021		
7904 West Drive #502	BTR	Citation	9/23/2021		$100.00
7904 West Drive #502	Operating/Advertising	Citation	9/23/2021		$1,000.00
7400 Center Bay Drive	Bulk Trash	Warning	9/23/2021		
7530 Center Bay Drive	Noise	Citation	9/25/2021	$250.00	
1610 S Treasure Drive	Noise	Citation	9/25/2021	$250.00	
7400 Miami View Drive	Noise	Citation	9/25/2021	$250.00	
7922 East Drive	Landscape	Citation	9/27/2021	$200.00	
7929 West Drive	Bulk Trash	Warning	9/27/2021		
7549 Bounty Ave	Landscape	Warning	9/27/2021		
7400 Miami View Drive	Noise	Citation	9/28/2021		$250.00
1725 Kennedy Cswy	Landscape	Citation	9/28/2021	$200.00	
7536 Adventure Ave	WWP	Citation	9/29/2021	$250.00	
Folio #23-3209-008-1210	Landscape	Citation	9/30/2021		$200.00
7530 Center Bay Drive	Noise	Citation	9/30/2021		$250.00
(66) Lien Searches					
				$6,700.00	$8,000.00
	Code	**Statistics**	**Oct-21**	**$**	**$**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected
1555 Kennedy Cswy	Trash	Warning	10/4/2021		
1400 Kennedy Cswy	Blocking ROW	Warning	10/4/2021		
7510 Coquina Drive	Landscape	Warning	10/4/2021		
7939 East Drive	Trash	Warning	10/4/2021		
7537 W Treasure Drive	WWP	Citation	10/5/2021		$250.00
7532 Hispanola Ave	Special Magistrate	Order	10/5/2021		$1,600.00
7801 Center Bay Drive	Noise	Citation	10/5/2021		$250.00
7500 Beach View Drive	Landscape/Pool Violation	Warning	10/7/2021		
7500 Center Bay Drive	Construction Maint.	Warning	10/8/2021		
1735 N Treasure Drive	Noise	Warning	10/7/2021		
7917 West Drive	Bulk Trash	Warning	10/11/2021		
HI Drive / 79 Street	Prohibited Sign	Removed	10/11/2021		
7927 East Drive	Trash	Citation	10/11/2021		$200.00
1610 S Treasure Drive	WWP	Citation	10/11/2021		$250.00
7536 Bounty Ave	Bulk Trash	Warning	10/12/2021		
1356 Bay Terrace	Property Maint./Beehive	Warning	10/14/2021		
7549 Hispanola Ave	WWP	Citation	10/14/2021	$250.00	
7525 Buccaneer Ave	WWP	Citation	10/14/2021		$500.00
7553 Adventure Ave	Noise	Citation	10/14/2021		$250.00
7509 Adventure Ave	WWP	Citation	10/15/2021	$250.00	
1620 N Treasure Drive	WWP	Citation	10/16/2021	$250.00	
7552 Cutlass Ave	Construction Maint.	Citation	10/16/2021	$250.00	
7552 Cutlass Ave	Noise	Citation	10/16/2021	$250.00	
7511 Center Bay Drive	Trash Cans	Warning	10/16/2021		
7700 Center Bay Drive	Trash Cans	Warning	10/16/2021		
7505 Bounty Ave	Landscape	Warning	10/16/2021		
7811 Beach View Drive	Special Magistrate	Order	10/21/2021		$3,275.00
7924 East Drive	Landscape	Warning	10/21/2021		
23-3209-001-0013	Landscape	Citation	10/21/2021	$200.00	
7721 Miami View Drive	Bulk Trash	Warning	10/21/2021		
7509 Adventure Ave	WWP	Citation	10/22/2021		$250.00
7512 Buccaneer Ave	Blocking ROW	Warning	10/25/2021		
7720 Miami View Drive	Landscape	Warning	10/25/2021		
7922 East Drive	Landscape	Citation	10/26/2021		$200.00
1601 Kennedy Cswy	Blocking ROW	Warning	10/27/2021		
23-3209-035-0001	WWP	Citation	10/27/2021	$250.00	
7421 Miami View Drive	Bulk Trash	Warning	10/27/2021		
7549 Hispanola Ave	WWP	Citation	10/27/2021		$250.00
7552 Cutlass Ave	Noise	Citation	10/28/2021		$250.00
7552 Cutlass Ave	WWP	Citation	10/28/2021		$250.00
1872 Kennedy Cswy	Bulk Trash	Warning	10/29/2021		
1620 N Treasure Drive	WWP	Citation	10/29/2021		$250.00
7811 Beach View Drive	Trash Cans	Citation	10/30/2021	$200.00	
7420 Beach View Drive	Trash Cans	Warning	10/30/2021		

7711 Beach View Drive	Trash Cans	Warning	10/30/2021				
7811 Miami View Drive	Noise	Citation	10/30/2021	$250.00			
7505 Cutlass Ave	Noise	Warning	10/30/2021				
(46) Lien Searches							
				$2,150.00	$8,025.00		
	Code	**Statistics**	**Nov-21**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7933 West Drive	Bulk Trash	Warning	11/1/2021				
7924 East Drive	Bulk Trash	Warning	11/1/2021				
7927 East Drive	Bulk Trash	Warning	11/1/2021				
1351 Bay Terrace	Bulk Trash	Warning	11/2/2021				
7800 Beach View Drive	Trash Cans	Warning	11/3/2021				
7600 Coquina Drive	Bulk Trash	Warning	11/3/2021				
7801 Center Bay Drive	Landscape	Citation	11/2/2021	$200.00			
7801 Center Bay Drive	Illicit Discharge	Citation	11/2/2021	$250.00			
7801 Center Bay Drive	Construction Site Maint.	Citation	11/2/2021	$250.00			
7801 Center Bay Drive	WWP	Citation	11/2/2021	$250.00			
7811 Beach View Drive	Bulk Trash	Warning	11/3/2021				
7917 West Drive	Bulk Trash	Warning	11/3/2021				
Cutlass & S. Treasure Drive	Commercial Vehicle	Warning	11/3/2021				
7548 W Treasure Drive	Trash/ Debris	Citation	11/5/2021		$200.00		
1800 Kennedy Cswy #A201	WWP	Citation	11/6/2021	$250.00			
1725 Kennedy Cswy	Landscape	Citation	11/8/2021		$200.00		
7421 Center Bay Drive	Noise	Warning	11/8/2021				
7811 Beach View Drive	Trash Cans	Citation	11/13/2021	$200.00			
7510 Center Bay Drive	Noise	Citation	11/13/2021	$250.00			
7720 Miami View Deive	Noise	Citation	11/13/2021	$250.00			
7601 E Treasure Drive	Noise	Citation	11/13/2021	$250.00			
7421 Center Bay Drive	Noise	Citation	11/13/2021	$250.00			
7700 Miami View Drive	Noise	Citation	11/15/2021	$250.00		Yes	(1) of (5)
7800 Beach View Drive	Trash Cans	Citation	11/16/2021	$200.00			
Figueroa Landscaping	Bulk Trash	Warning	11/16/2021				
1666 Kennedy Cswy #200	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #208	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #209	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #400	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #409	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #412	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #501	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #203	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #503	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #509	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #512	BTR	Warning	11/17/2021				

1666 Kennedy Cswy #600	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #604	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #607	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #608	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #611	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #612	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #702	BTR	Warning	11/17/2021				
1666 Kennedy Cswy #706	BTR	Warning	11/17/2021				
7830 Miami View Drive	Trash Cans	Warning	11/18/2021				
7811 Miami View Drive	Noise	Citation	11/17/2021		$250.00		
7510 Center Bay Drive	Noise	Citation	11/18/2021		$250.00		
7911 West Drive	Landscape	Citation	11/19/2021		$200.00		
7536 W Treasure Drive	Noise	Citation	11/22/2021	$250.00			
7536 W Treasure Drive	Noise	Citation	11/22/2021	$500.00			
1900 S Treasure Dr. (Lot)	Trash	Warning	11/22/2021				
7537 W Treasure Drive	Trash Cans / Trash	Warning	11/22/2021				
7516 Bounty Ave	Bulk Trash	Warning	11/23/2021				
1666 Kennedy Cswy #211	BTR	Warning	11/23/2021				
1666 Kennedy Cswy #510	BTR	Warning	11/23/2021				
7811 Beach View Drive	Trash Cans	Citation	11/23/2021		$200.00		
1666 Kennedy Cswy #206	BTR	Warning	11/23/2021				
7801 Center Bay Drive	Illicit Discharge	Citation	11/29/2021		$250.00		
7801 Center Bay Drive	Landscape	Citation	11/29/2021		$200.00		
7801 Center Bay Drive	Construction Site Maint.	Citation	11/29/2021		$250.00		
7801 Center Bay Drive	WWP	Citation	11/29/2021		$250.00		
7800 Beach View Drive	Trash Cans	Citation	11/29/2021		$200.00		
7925 West Drive	Bulk Trash	Warning	11/30/2021				
7441 Coquina Drive	Trash	Warning	11/30/2021				
(45) Lien Searches							
				$3,600.00	$2,450.00		
	Code	**Statistics**	**Dec-21**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7811 Beach View Drive	Trash Cans	Citation	12/1/2021		$200.00		
7801 Hispanola Ave	Building Recertification	Warning	12/1/2021				
1666 Kennedy Cswy #610	Building Recertification	Warning	12/1/2021				
7926 East Drive	Building Recertification	Warning	12/1/2021				
7909-7911 East Drive	Building Recertification	Warning	12/1/2021				
7915 East Drive	Building Recertification	Warning	12/1/2021				
7921 West Drive	Building Recertification	Warning	12/1/2021				
7925 West Drive	Building Recertification	Warning	12/1/2021				
1801-1815 Galleon St	Building Recertification	Warning	12/1/2021				
7928 West Drive	Building Recertification	Warning	12/1/2021				
7921 East Drive	Building Recertification	Warning	12/1/2021				

1880 S Treasure Drive	Building Recertification	Warning	12/1/2021				
7920 East Drive	Minimum Housing	Warning	12/6/2021				
7910 West Drive	Bulk Trash	Warning	12/6/2021				
7937 West Drive #G	Minimum Housing	Warning	12/6/2021				
7937 West Drive #F	WWP	Citation	12/6/2021	$250.00			
7937 West Drive #F	Minimum Housing	Warning	12/6/2021				
7917 West Drive	Bulk Trash	Warning	12/6/2021				
7536 W Treasure Drive	Noise	Citation	12/7/2021		$250.00		
7536 W Treasure Drive	Noise	Citation	12/7/2021		$500.00		
1400 Kennedy Cswy #117	BTR	Warning	12/7/2021				
1400 Kennedy Cswy #100	BTR	Warning	12/7/2021				
1400 Kennedy Cswy #1460	BTR	Warning	12/7/2021				
7920 East Drive	Bulk Trash	Warning	12/7/2021				
1555 N Treasure Drive	Bulk Trash	Warning	12/7/2021				
1400 Kennedy Cswy #1402	BTR	Warning	12/8/2021				
7545 E Treasure Drive #8F	Noise	Citation	12/9/2021		$200.00		
7501 E Treasure Drive #6EF	Cannabis	Citation	12/10/2021		$100.00		
7501 E Treasure Drive #6EF	Cannabis	Citation	12/10/2021		$100.00		
7501 E Treasure Drive #3EF	WWP	Citation	12/10/2021	$250.00			
1620 S Treasure Drive	Noise	Citation	12/11/2021	$500.00			
1630 S Treasure Drive	Landscape	Citation	12/11/2021	$200.00			
7536 W Treasure Drive	WWP	Citation	12/13/2021	$250.00			
7920 East Drive	Minimum Housing	Warning	12/13/2021				
7700 Miami View Drive	Noise	Citation	12/13/2021		$250.00		
7900 Harbor Island Drive	Noise	Warning	12/13/2021				
7927 East Drive	Bulk Waste	Warning	12/14/2021				
7513 Adventure Ave	Trash	Warning	12/14/2021				
7920 East Drive	Bulk Trash	Warning	12/15/2021				
7933 West Drive	Bulk Trash	Warning	12/16/2021				
7620 Miami View Drive	WWP	Citation	12/16/2021	$250.00			
7701 Center Bay Drive	Trash	Warning	12/16/2021				
7520 Hispanola Ave	Noise	Citation	12/18/2021	$250.00			
7904 West Drive #112	Special Magistrate	Order	12/20/2021		$4,500.00		
7933 West Drive	Bulk Trash	Warning	12/21/2021				
1666 Kennedy Cswy #610	WWP	Citation	12/21/2021		$250.00		
1850 Kennedy Cswy	Trash	Warning	12/22/2021				
7524 Bounty Ave	Bulk Trash	Warning	12/22/2021				
Galleon Street	Derelict Vehicle	Warning	12/22/2021				
7601 E Treasure Drive #CU2	BTR	Warning	12/23/2021				
7720 Miami View Drive	Noise	Citation	12/23/2021		$250.00		
7601 E Treasure Drive #CU1	BTR	Warning	12/23/2021				
7910 West Drive	Bulk Trash	Warning	12/23/2021				
7601 E Treasure Drive #CU9	BTR	Warning	12/23/2021				
7909-7911 East Drive	Bulk Trash	Warning	12/23/2021				
1801 S Treasure Drive #329	Bulk Trash	Warning	12/28/2021				
1500 Kennedy Cswy	Landscape	Warning	12/29/2021				
1872 Kennedy Cswy	Trash	Warning	12/29/2021				

7505 Bounty Ave	Landscape	Warning	12/30/2021				
7508 W Treasure Drive	Landscape	Warning	12/30/2021				
1620 S Treasure Drive	Noise	Citation	12/30/2021		$500.00		
(22) Lien Searches							
				$1,950.00	$7,100.00		
	Code	**Statistics**	**Jan-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7917 West Drive	Bulk Trash	Citation	1/3/2022	$200.00			
7731 Miami View Drive	Landscpae	Warning	1/3/2022				
7520 Hispanola Ave	Noise	Citation	1/3/2022		$250.00		
7620 Miami View Drive	WWP	Citation	1/5/2022		$250.00		
7552 Cutlass Ave	Operating/Advertising	Warning	1/7/2022				
1690 S Treasure Drive	WWP	Citation	1/8/2022	$250.00			
1353 Bay Terrace	WWP	Citation	1/10/2022		$200.00		
7421 Center Bay Drive	Noise	Citation	1/10/2022		$250.00		
7937 West Drive	WWP	Citation	1/12/2022		$250.00		
8020 East Drive #218	Noise	Citation	1/15/2022	$250.00			
8020 East Drive #218	WWP	Citation	1/15/2022	$250.00			
7552 Cutlass Ave	Noise	Citation	1/15/2022	$500.00			
7508 W Treasure Drive	WWP	Citation	1/15/2022	$250.00			
7520 W Treasure Drive	Noise	Warning	1/17/2022				
7631 Miami View Drive	Noise	Warning	1/17/2022				
1650 S Treasure Drive	BTR	Warning	1/18/2022				
7917 West Drive	Bulk Trash	Warning	1/19/2022				
7934 West Drive #1003	Noise	Citation	1/20/2022		$250.00		
7521 Cutlass Ave	Operating/Advertising	Warning	1/20/2022				
7548 Adventure Ave	Operating/Advertising	Warning	1/20/2022				
1900 S Treasure Drive #3D	Operating/Advertising	Warning	1/20/2022				
7933 West Drive #715	Operating/Advertising	Warning	1/20/2022				
7548 Adventure Ave	Operating/Advertising	Citation	1/22/2022	$1,000.00		Yes	1
7548 Adventure Ave	BTR	Citation	1/22/2022	$100.00			
7500 Beach View Drive	Pool Violation	Citation	1/22/2022	$100.00			
7525 E Treasure Drive	Building Miantenence	Warning	1/25/2022				
7920 East Drive	Blocking ROW	Warning	1/26/2022				
7552 Cutlass Ave	Noise	Citation	1/26/2022		$500.00		
7508 W Treasure Drive	WWP	Citation	1/27/2022		$250.00		
1690 S Treasure Drive	WWP	Citation	1/28/2022		$250.00		
1865 Kennedy Cswy #5L	Noise	Citation	1/28/2022		$100.00		
7548 Adventure Ave	Operating/Advertising	Citation	1/28/2022		$1,000.00		
7548 Adventure Ave	BTR	Citation	1/28/2022		$100.00		
7524 Buccaneer Ave	Noise	Citation	1/31/2022		$250.00		
7811 Miami View Drive	Bulk Trash	Warning	1/31/2022				
7720 Center Bay Drive	Landscape	Warning	1/31/2022				

(49) Lien Searches							
				$2,900.00	$3,900.00		
	Code	**Statistics**	**Feb-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7917 West Drive	Bulk Trash	Warning	2/1/2022				
7441 Coquina Drive	Construction Site Maint.	Warning	2/1/2022				
7939 East Drive	Knox Box	Warning	2/2/2022				
1630 S Treasure Drive	Special Magistrate	Order	2/2/2022		$220.00		
7929 West Drive #903	Noise	Warning	2/3/2022				
8000 West Drive	Noise	Warning	2/3/2022				
7946 East Drive #201	Operating/Advertising	Warning	2/3/2022				
8020 East Drive #218	Noise	Citation	2/3/2022		$250.00		
8020 East Drive #218	WWP	Citation	2/3/2022		$250.00		
7927 East Drive	Operating/Advertising	Warning	2/3/2022				
7917 West Drive	Trash	Citation	2/7/2022		$200.00		
7536 W Treasure Drive	WWP	Citation	2/7/2022		$250.00		
1820 S Treasure Drive	WWP	Citation	2/8/2022	$250.00			
23-3209-001-0270	Landscape	Warning	2/8/2022				
1800 Kennedy Cswy #A201	Special Magistrate	Order	2/8/2022		$250.00		
1750 S Treasure Drive	Knox Box	Warning	2/9/2022				
1625 Kennedy Causeway	Knox Box	Warning	2/14/2022				
1820 S Treasure Drive #205	WWP	Citation	2/14/2022		$250.00		
1353 Bay Terrace	WWP	Citation	2/14/2022	$250.00			
1880 S Treasure Drive	Blocking ROW	Warning	2/15/2022				
1666 Kennedy Cswy #604	Trash	Warning	2/15/2022				
7917 West Drive	Recycling	Warning	2/15/2022				
7929 West Drive	Recycling	Warning	2/15/2022				
1855 Kennedy Cswy	Filming	Warning	2/15/2022				
1666 Kennedy Causeway	Special Magistrate	Order	2/16/2022		$1,200.00		
7801 Center Bay Drive	Construction Site Maint.	Warning	2/16/2022				
7421 Coquina Drive	ROW Violation	Warning	2/18/2022				
7548 W Treasure Drive	Noise	Citation	2/19/2022	$250.00			
7548 W Treasure Drive	WWP	Citation	2/19/2022	$250.00			
1880 S Treasure Drive	ROW Violation	Warning	2/19/2022				
7810 Center Bay Drive	Noise	Warning	2/19/2022				
7730 Center Bay Drive	Bulk Trash	Warning	2/22/2022				
7710 Coquina Drive	Bulk Trash	Warning	2/22/2022				
7720 Miami View Drive	WWP	Citation	2/23/2022	$250.00			
7720 Miami View Drive	WWP	Citation	2/24/2022		$250.00		
7505 Cutlass Ave	Illicit Discharge	Citation	2/24/2022	$200.00			
7700 Beach View Drive	Noise	Citation	2/26/2022	$250.00		Yes	1
7811 Beach View Drive	Noise	Citation	2/27/2022	$500.00		Yes	1
7552 Bounty Ave	Trash	Warning	2/28/2022				

7700 Beach View Drive	Noise	Citation	2/28/2022		$250.00		
(67) Lien Searches							
				$2,200.00	$3,370.00		

	Code	**Statistics**	**Mar-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
Harbor Island	Derelict Vehicle	Warning	3/1/2022				
7910 West Drive	Bulk Trash	Warning	3/1/2022				
Harbor Island ROW	Prohibited Sign	Removed	3/1/2022				
7530 Miami View Drive	Noise	Warning	3/1/2022				
7811 Beach View Drive	Noise	Citation	3/1/2022		$500.00		
7557 Mutiny Ave	WWP	Citation	3/4/2022	$250.00			
7915 East Drive #2D	Noise	Citation	3/4/2022		$250.00		
7505 Adventure Ave	Trash Cans/Trash	Warning	3/5/2022				
7509 Adventure Ave	Trash Cans/Trash	Warning	3/5/2022				
7901 Hispanola Ave	Noise	Citation	3/5/2022	$250.00			
7915 East Drive	Noise	Citation	3/5/2022	$250.00			
1620 N Treasure Drive	Bulk Trash	Warning	3/9/2022				
7915 East Drive #1A	Noise	Citation	3/9/2022		$250.00		
7421 Coquina Drive	Construction Maint.	Warning	3/10/2022				
1610 S Treasure Drive	Special Magistrate	Order	3/10/2022		$1,600.00		
7557 Mutiny Ave	WWP	Citation	3/10/2022		$250.00		
7621 Coquina Drive	Trash	Warning	3/10/2022				
7601 E Treasure Dr #CU25	Noise	Citation	3/11/2022		$250.00		
7548 W Treasure Drive	Noise	Citation	3/11/2022		$250.00		
7548 W Treasure Drive	WWP	Citation	3/11/2022		$250.00		
7710 Beach View Drive	Noise	Citation	3/12/2022	$250.00			
7710 Beach View Drive	WWP	Citation	3/12/2022	$250.00			
7536 Bounty Ave	Special Magistrate	Order	3/14/2022		$250.00		
1666 Kennedy Cswy #501	Trash	Warning	3/15/2022				
7501 E Treasure Dr #6T	Noise	Citation	3/15/2022		$250.00		
Treasure Island	Abandoned Prop. (Bike)	Warning/Removed	3/16/2022				
1480 S Treasure Drive	Landscape	Citation	3/17/2022		$200.00		
Treasure Island	Abandoned Prop. (Bike)	Warning/Removed	3/16/2022				
7904 West Drive (rear)	Abandoned Vessel	Warning	3/19/2022				
7711 Coquina Drive	Trash/Recycle cans	Warning	3/19/2022				
7910 West Drive (rear)	Noise	Warning	3/21/2022				
7501 E Treasure Dr #7P	Operating/Advertising	Warning	3/21/2022				
7505 Cutlass Ave	Illicit Discharge	Citation	3/21/2022		$200.00		
1400 S Treasure Drive	Bulk Trash	Warning	3/22/2022				
7901 Hispanola Ave	Noise	Citation	3/22/2022		$250.00		
8000 West Drive	Noise	Citation	3/22/2022		$250.00		
1880 S Treasure Drive	Trash	Warning	3/22/2022				

7800 Center Bay Drive	Bulk Trash	Warning	3/22/2022				
7801 Center Bay Drive	Open/Unsecure	Warning	3/22/2022				
1900 S Treasure Drive	Trash	Warning	3/22/2022				
7934 West Drive #904	Special Magistrate	Order	3/23/2022		$3,000.00		
1865 Kennedy Cswy #12G	WWP	Citation	3/23/2022	$250.00			
Public ROW	Prohibited Sign	Removed	3/23/2022				
7700 Beachview Drive	WWP	Citation	3/23/2022	$250.00			
1571 S Treasure Drive	Noise	Warning	3/24/2022				
1353 Bay Terrace	WWP	Citation	3/24/2022		$250.00		
7720 Center Bay Drive	Trash/Recycle Cans	Citation	3/26/2022	$250.00			
7941 West Drive #301	WWP	Citation	3/26/2022	$250.00			
7920 East Drive	Minimum Housing	Warning	3/28/2022				
Treasure Island	Abandoned Vehicle	Warning	3/28/2022				
1880 S Treasure Drive	Special Magistrate	Order	3/28/2022		$3,500.00		
7540 W Treasure Drive	Noise	Warning	3/29/2022				
Harbor Island	Derelict Vehicle	Warning	3/30/2022				
7901 Hispanola Ave	Construction Maint.	Warning	3/30/2022				
7904 West Drive #816	WWP	Citation	3/31/2022		$200.00		
(126) Lien Searches							
				$2,250.00	$11,950.00		

	Code	**Statistics**	**Apr-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7540 Bounty Ave	Bulk Trash	Warning	3/31/2022				
7536 Bounty Ave	Bulk Trash	Warning	3/31/2022				
7500 Beachview Drive	Pool Violation	Warning	3/31/2022				
7501 Center Bay Drive	Bulk Trash	Warning	3/31/2022				
7901 Hispanola Ave	Construction Site Maint.	Citation	3/31/2022	$250.00			
7700 Beach View Drive	WWP	Citation	4/1/2022		$250.00		
7536 Bounty Ave	Bulk Trash	Warning	4/1/2022				
1571 S Treasure Drive	Property Maintenance	Warning	4/1/2022				
1440 S Treasure Drive	WWP	Citation	4/2/2022	$250.00			
1440 S Treasure Drive	Noise	Citation	4/2/2022	$250.00			
7544 W Treasure Drive	Noise	Warning	4/2/2022				
7811 Beach View Drive	Trash Cans	Citation	4/2/2022	$200.00		Yes	2
7536 Bounty Ave	Special Magistrate	Order	4/4/2022		$75.00		
7720 Center Bay Drive	Trash Cans	Citation	4/4/2022		$200.00		
7701 Miami View Drive	Bulk Trash	Warning	4/4/2022				
1900 S Treasure Drive	Property Maintenance	Warning	4/5/2022				
7700 Miami View Drive	Noise	Citation	4/7/2022	$500.00		Yes	2
7533 Adventure Ave	WWP	Citation	4/7/2022	$250.00			
1690 S Treasure Drive	WWP	Citation	4/9/2022	$250.00			
7525 Buccaneer Ave	Construction Site Maint.	Citation	4/8/2022	$250.00			
7920 East Drive	Bulk Trash	Warning	4/8/2022				

7927 East Drive	Minimum Housing	Warning	4/8/2022				
7601 Beach View Drive	Noise	Warning	4/9/2022				
7500 Bounty Ave	Noise	Warning	4/9/2022				
7508 W Treasure Drive	Landscape	Warning	4/10/2022				
7540 W Treasure Drive	ROW Violation	Warning	4/11/2022				
7700 Miami View Drive	Noise	Citation	4/11/2022		$500.00		
7700 Miami View Drive	Trash	Warning	4/11/2022				
7800 Beach View Drive	Bulk Trash	Warning	4/11/2022				
1865 Kennedy Cswy #12G	WWP	Citation	4/12/2022		$250.00		
7601 E Treasure Drive	Graffiti	Warning	4/11/2022				
1872 Kennedy Cswy	Graffiti	Warning	4/11/2022				
7500 Beach View Drive	Pool Violations	Citation	4/15/2022		$100.00		
1900 S Treasure Drive	Operating/Advertising	Warning	4/16/2022				
7810 Center Bay Drive	Noise	Warning	4/18/2022				
Harbor Island	Derelict Vehicle	Warning	4/18/2022				
23-3209-001-0270	Trash	Warning	4/18/2022				
7901 Hispanola Ave	Construction Site Maint.	Citation	4/18/2022		$250.00		
7552 Cutlass Ave	Special Magistrate	Order	4/18/2022		$1,600.00		
1865 Kennedy Cswy #3A	WWP	Citation	4/19/2022	$250.00			
7548 W Treasure Drive	Blocking ROW	Warning	4/19/2022				
7513 Adventure Ave	Noise	Citation	4/22/2022	$250.00			
7910 Harbor Island Dr. #601	Operating/Advertising	Citation	4/22/2022	$1,000.00			
7910 Harbor Island Dr. #601	BTR	Citation	4/22/2022	$100.00			
1690 S Treasure Drive	WWP	Citation	4/22/2022		$250.00		
7500 Beach View Drive	Special Magistrate	Order	4/22/2022		$325.00		
Treasure Island	Abandoned Vehicle	Warning	4/25/2022				
Treasure Island	Derelict Vehicle	Warning	4/25/2022				
7631 Miami View Drive	Construction Site Maint.	Warning	4/25/2022				
7549 Hispanola Ave	WWP	Citation	4/29/2022				
7525 Buccaneer Ave	Noise	Warning	4/30/2022				
7720 Center Bay Drive	Trash Cans	Warning	4/30/2022				
(58) Lien Searches							
				$3,800.00	$3,800.00		

	Code	**Statistics**	**May-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7513 Adventure Ave	Noise	Warning	5/1/2022				
7513 Adventure Ave	Noise	Citation	5/2/2022	$500.00			
7508 Jewel Ave	Operating/Advertising	Warning	5/2/2022				
7529 Buccaneer Ave	Bulk Trash	Warning	5/3/2022				
7910 Harbor Island Dr #601	Operating/Advertising	Citation	5/4/2022		$1,000.00		
7910 Harbor Island Dr #601	BTR	Citation	5/4/2022		$100.00		
7910 West Drive #205	WWP	Citation	5/5/2022	$250.00			
7545 E Treasure Dr #10A	WWP	Citation	5/5/2022	$250.00			

Treasure Island	Prohibited Sign	Removed	5/5/2022				
7517 Cutlass Ave	Fence	Warning	5/9/2022				
7544 Mutiny Ave	Trash Can	Warning	5/10/2022				
7513 Adventure Ave	Noise	Citation	5/12/2022		$250.00		
7911 East Drive	Illicit Discharge	Warning	5/12/2022				
7549 Hispanola Ave	WWP	Citation	5/16/2022		$250.00		
7613 Mutiny Ave	Trash	Warning	5/17/2022				
7540 Bounty Ave	Bulk Trash	Warning	5/17/2022				
Treasure Island	Prohibited Sign	Removed	5/17/2022				
7904 West Drive #816	Noise	Warning	5/17/2022				
Treasure Island	Abandoned Bike	Warning/Removed	5/20/2022				
7513 Adventure Ave	Noise	Warning	5/20/2022		$500.00		
7801 Miami View Drive	Trash Cans	Citation	5/21/2022	$200.00			
1440 S Treasure Drive	WWP	Citation	5/21/2022	$250.00			
7548 Buccaneer Ave	Pool Violations	Warning	5/21/2022				
7529 W Treasure Drive	Blocking ROW	Warning	5/23/2022				
Treasure Island	Dead Storage	Warning	5/24/2022				
7934 West Drive #602	Noise	Warning	5/24/2022				
1800 Kennedy Cswy #A201	Special Magistrate	Order	5/24/2022		$300.00		
1701 N Treasure Drive	Landscape	Warning	5/24/2022				
7524 W Treasure Drive	Landscape	Warning	5/25/2022				
7511 Center Bay Drive	Construction Site Maint.	Warning	5/25/2022				
1600 Kennedy Cswy	Trash	Warning	5/26/2022				
7904 West Drive	Prohibited Sign	Warning	5/28/2022				
7917 West Drive	Bulk Trash	Warning	5/30/2022				
7800 Miami View Drive	Blocking ROW	Warning	5/30/2022				
7801 Center Bay Drive	Noise	Warning	5/30/2022				
7524 W Treasure Drive	Open & Unsecure	Warning	5/30/2022				
1630 S Treasure Drive	Blocking ROW	Warning	5/30/2022				
1356 Bay Terrace	Bulk Trash	Warning	5/30/2022				
7910 West Drive	WWP	Citation	5/31/2022		$250.00		
7501 W Treasure Drive	Construction Site Maint.	Warning	5/31/2022				
7500 Beach View Drive	Pool Violations	Warning	5/31/2022				
Harbor Island	Peddler/Solicitor	Warning/Removed	5/31/2022				
(101) Lien Searches							
				$1,450.00	$2,650.00		
	Code	**Statistics**	**Jun-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7501 Adventure Ave	Landscape	Warning	6/1/2022				
7528 Buccaneer Ave	Construction Site Maint.	Warning	6/1/2022				
7510 Coquina Drive	Bulk Trash	Warning	6/1/2022				
1830 S Treasure Drive	Bulk Trash	Warning	6/1/2022				
7545 E Treasure Dr #10A	WWP	Citation	6/1/2022		$250.00		

7904 West Drive #517	WWP	Citation	6/2/2022	$250.00			
7505 Bounty Ave	Special Magistrate	Order	6/3/2022		$75.00		
1647 N Treasure Drive	Graffiti	Warning	6/6/2022				
1508 Kennedy Cswy	Graffiti	Warning	6/6/2022				
1550 Kennedy Cswy	Graffiti	Warning	6/6/2022				
1865 Kennedy Cswy #3A	WWP	Citation	6/7/2022		$250.00		
7401 Center Bay Drive	BTR	Warning	6/8/2022				
1790 Kennedy Cswy	Building Maintenance	Warning	6/8/2022				
1701 N Treasure Dr #5	Landscape	Warning	6/11/2022				
7505 Adventure Ave	Landscape	Warning	6/11/2022				
7500 Center Bay Drive	Landscape	Warning	6/11/2022				
7524 W Treasure Drive	Landscape	Warning	6/11/2022				
7512 Buccaneer Ave	Landscape	Warning	6/11/2022				
1701 S Treasure Drive	Landscape	Warning	6/11/2022				
Treasure Island	Derelict Vehicle	Warning	6/13/2022				
Treasure Island	Derelict Vehicle	Warning	6/13/2022				
1600 Kennedy Cswy	Graffiti	Warning	6/13/2022				
1600 Kennedy Cswy	Trash	Warning	6/13/2022				
1524 Kennedy Cswy	Graffiti	Warning	6/13/2022				
7411 Beach View Drive	Bulk Trash	Warning	6/14/2022				
7610 Center Bay Drive	Bulk Trash	Warning	6/14/2022				
7720 Miami View Drive	Trash Cans	Warning	6/15/2022				
1880 S Treasure Drive	Bulk Trash	Warning	6/15/2022				
1601 Kennedy Cswy	Open / Unsecure	Warning	6/16/2022				
7720 Miami View Drive	Landscape	Warning	6/16/2022				
7508 Bounty Ave	Landscape	Warning	6/15/2022				
7548 Hispanola Ave	Landscape	Warning	6/15/2022				
7524 W Treasure Drive	Landscape	Citation	6/21/2022	$200.00			
23-3209-001-0279	Fence	Warning	6/21/2022				
7544 W Treasure Drive	WWP	Citation	6/21/2022		$1,200.00		
1735 N Treasure Drive	Special Magistrate	Order	6/22/2022		$250.00		
1865 Kennedy Cswy #12G	Special Magistrate	Order	6/24/2022		$1,000.00		
8020 East Drive #218	Special Magistrate	Order	6/24/2022		$900.00		
7552 Cutlass Ave	Noise	Citation	6/25/2022	$250.00			
1750 S Treasure Dr #1	Noise	Citation	6/27/2022		$250.00		
7720 Miami View Drive	Special Magistrate	Order	6/28/2022		$1,200.00		
7931 East Drive	Stagnant Water	Warning	6/29/2022				
7931 East Drive	Trash	Warning	6/29/2022				
(45) Lien Searches							
				$700.00	$5,375.00		
	Code	**Statistics**	**Jul-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7508 Cutlass Ave	Trash	Warning	7/1/2022				

Treasure Island	Derelict Vehicle	Warning	7/5/2022				
8000 West Drive	Trash	Warning	7/5/2022				
1580 Kennedy Cswy	WWP	Citation	7/5/2022	$250.00			
7929 West Drive	Trash	Warning	7/5/2022				
Treasure Island	Derelict Vehicle	Warning	7/6/2022				
7810 Beach View Drive	Bulk Trash	Warning	7/6/2022				
1580 Kennedy Cswy	WWP	Citation	7/7/2022		$250.00		
7537 Mutiny Ave	WWP	Citation	7/7/2022	$250.00			
7701 Beach View Drive	Bulk Trash	Warning	7/6/2022				
1872 Kennedy Cswy	Noise	Warning	7/7/2022				
7501 E Treasure Drive	Construction Maint.	Warning	7/7/2022				
1600 Kennedy Cswy	Trash	Warning	7/11/2022				
7700 Center Bay Drive	Landscape	Warning	7/12/2022				
7524 W Treasure Drive	Landscape	Citation	7/12/2022		$200.00		
7720 Coquina Drive	Bulk Trash	Warning	7/12/2022				
7501 E Treasure Drive	Trash	Warning	7/12/2022				
7556 Bounty Ave	Bulk Trash	Warning	7/12/2022				
1550 Kennedy Cswy	Graffiti	Citation	7/13/2022	$100.00			
7504 Adventure Ave	Bulk Trash	Warning	7/14/2022				
1321 Bay Terrace	Bulk Trash	Warning	7/14/2022				
7529 Mutiny Ave	WWP	Citation	7/14/2022	$250.00			
7601 E Treasure Dr #2007	Noise	Citation	7/22/2022		$250.00		
1750 S Treasure Drive	Noise	Citation	7/22/2022		$250.00		
7421 Beach View Drive	Property Maintenance	Warning	7/23/2022				
7720 Center Bay Drive	Trash Cans	Citation	7/23/2022	$200.00		yes	1
7536 Adventure Ave	Trash Cans	Citation	7/23/2022	$200.00			
7801 Center Bay Drive	Construction Maint.	Warning	7/25/2022				
7537 Mutiny Ave	WWP	Citation	7/26/2022		$250.00		
1880 S Treasure Drive	WWP	Citation	7/26/2022	$250.00			
1872 Kennedy Cswy	Noise	Citation	7/26/2022	$250.00			
7552 Cutlass Ave	Noise	Citation	7/26/2022		$250.00		
Public ROW	Prohibited Sign	Removed	7/27/2022				
1800 Kennedy Cswy	Property Maintenance	Warning	7/27/2022				
1755 Kennedy Cswy	Property Maintenance	Warning	7/27/2022				
1555 E Treasure Drive	Bulk Trash	Warning	7/28/2022				
7801 Miami View Drive	Trash Cans	Citation	7/28/2022		$200.00		
7525 Buccaneer Ave	Construction Maint.	Citation	7/28/2022		$250.00		
7811 Beach View Drive	Trash Cans	Citation	7/28/2022		$200.00		
1510 S Treasure Drive	Bulk Trash	Warning	7/28/2022				
7801 Center Bay Drive	Construction Maint.	Citation	7/28/2022	$500.00			
7510 Coquina Drive	Bulk Trash	Warning	7/28/2022				
1700 N Treasure Drive	WWP	Citation	7/28/2022	$250.00			
1365 Bay Terrace	Trash Cans	Warning	7/30/2022				
7513 Adventure Ave	Trash Cans	Warning	7/30/2022				
7509 Adventure Ave	Trash Cans	Warning	7/30/2022				
7700 Miami View Drive	Trash Cans	Warning	7/30/2022				
7720 Miami View Drive	Trash Cans	Warning	7/30/2022				

7537 Mutiny Ave	Noise	Citation	7/30/2022	$250.00			
(35) Lien Searches							
				$2,750.00	$2,100.00		
	Code	**Statistics**	**Aug-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7920 East Drive	Bulk Trash	Warning	8/1/2022				
1780 Kennedy Cswy #111	Noise	Warning	8/1/2022				
Treasure Island	Prohibited Signs	Removed	8/2/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/2/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/2/2022				
1800 Kennedy Cswy	Property Maintenance	Warning	8/3/2022				
7710 Miami View Drive	Noise	Warning	8/3/2022				
1800 Kennedy Cswy #109	Noise	Warning	8/4/2022				
7505 Adventure Ave	WWP	Warning	8/5/2022				
7549 Hispanola Ave	Noise	Citation	8/6/2022	$250.00			
1356 Bay Terrace	Landscape	Warning	8/6/2022				
7549 Hispanola Ave	Noise	Citation	8/8/2022		$250.00		
7536 Adventure Ave	Trash Cans	Citation	8/8/2022		$200.00		
Treasure Island	Derelict/Storage Vehicle	Warning	8/8/2022				
7700 Coquina Drive	Landscape / Trash	Warning	8/8/2022				
7915 East Drive	Bulk Trash	Warning	8/9/2022				
1365 Bay Terrace	Bulk Trash	Warning	8/10/2022				
1600 Kennedy Cswy	Trash	Citation	8/10/2022	$200.00			
1872 Kennedy Cswy	Noise	Citation	8/11/2022		$250.00		
7552 Cutlass Ave	WWP	Citation	8/11/2022	$250.00			
1701 N Treasure Drive #3	Landscape	Warning	8/11/2022				
23-3209-001-0013	Trash/Landscape	Warning	8/11/2022				
7918 West Drive	Construction Site Maint.	Warning	8/15/2022				
7621 Center Bay Drive	Bulk Trash	Warning	8/15/2022				
7801 Center Bay Drive	Construction Site Maint.	Citation	8/15/2022		$500.00		
7620 Center Bay Drive	Bulk Trash	Warning	8/15/2022				
7552 Cutlass Ave	WWP	Citation	8/17/2022		$250.00		
1800 Kennedy Cswy	Minimum Housing	Citation	8/18/2022	$250.00			
1356 Bay Terrace	Landscape	Citation	8/19/2022	$200.00			
7517 Buccaneer Ave	WWP	Citation	8/20/2022	$250.00			
7500 Beach View Drive	Noise	Citation	8/20/2022	$250.00			
7500 Beach View Drive	WWP	Citation	8/20/2022	$250.00			
7720 Center Bay Drive	Trash Cans	Citation	8/22/2022		$200.00		
7929 West Drive #903	Noise	Warning	8/24/2022				
1900 S Treasure Drive #4C	Noise	Citation	8/24/2022		$200.00		
1900 S Treasure Drive #4C	Noise	Citation	8/24/2022		$100.00		
7537 Mutiny Ave	Noise	Citation	8/24/2022		$250.00		
7915 East Drive	Bulk Trash	Warning	8/25/2022				

7918 West Drive	Open/Unsecure	Warning	8/25/2022				
Treasure Island	Derelict/StorageTrailer	Warning	8/27/2022				
7929 West Drive #903	Noise	Citation	8/29/2022	$200.00			
8000 West Drive	Bulk Trash	Warning	8/29/2022				
1331 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
1356 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
1321 Bay Terrace	Prohibited Sign	Removed	8/30/2022				
7420 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7611 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7610 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7600 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7531 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7630 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7721 Miami View Drive	Prohibited Sign	Removed	8/30/2022				
7730 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7731 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7620 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7611 Coquina Drive	Prohibited Sign	Removed	8/31/2022				
7701 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				
7721 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				
7730 Center Bay Drive	Prohibited Sign	Removed	8/31/2022				
(23) Lien Searches							
				$2,100.00	$2,200.00		
	Code	**Statistics**	**Sep-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1640 N Treasure Drive	Landscape	Warning	8/27/2022				
1670 N Treasure Drive	Landscape	Warning	8/27/2022				
Treasure Island	Derelict/Storage Vehicle	Warning	8/27/2022				
7536 W Treasure Drive	Noise	Citation	9/1/2022	$250.00		No/Long Term	
7536 W Treasure Drive	Noise	Citation	9/2/2022	$500.00		No/Long Term	
Treasure Island	Derelict/Storage Vehicle	Warning	9/5/2022				
1600 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1872 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1725 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
1400 Kennedy Cswy	Prohibited Sign	Removed	9/6/2022				
8000 West Drive #405	Operating/Advertising	Warning	9/7/2022				
7517 Buccaneer Ave	WWP	Citation	9/7/2022		$250.00		
1600 Kennedy Cswy	Trash	Citation	9/7/2022		$200.00		
7401 Center Bay Drive	Landscape	Warning	9/8/2022				
7517 Hispanola Ave	Landscape	Warning	9/8/2022				
1670 S Treasure Drive	Noise	Citation	9/8/2022	$250.00			
7544 Mutiny Ave	WWP	Citation	9/8/2022	$250.00			
7500 Beach View Drive	Noise	Citation	9/9/2022		$250.00		

7500 Beach View Drive	WWP	Citation	9/9/2022		$250.00		
7531 Center Bay Drive	WWP	Citation	9/13/2022	$250.00			
1351 Bay Terrace	Bulk Trash	Warning	9/14/2022				
1600 Kennedy Cswy	Trash	Warning	9/14/2022				
1800 Kennedy Cswy	Minimum Housing	Citation	9/14/2022		$250.00		
7525 E Treasure Drive #504	Operating/Advertising	Warning	9/16/2022				
7525 E Treasure Drive	Operating/Advertising	Warning	9/16/2022				
7509 Mutiny Ave	Landscape	Warning	9/17/2022				
7600 Beach View Drive	Landscape	Warning	9/17/2022				
1508 Kennedy Cswy	Grafitti	Warning	9/19/2022				
1400 Kennedy Cswy	Prohibited Sign	Removed	9/19/2022				
7929 West Drive #903	Noise	Citation	9/19/2022		$200.00		
7517 Bounty Ave	WWP	Citation	9/20/2022	$250.00			
7517 Bounty Ave	Bulk Trash	Warning	9/20/2022				
7525 E Treasure Drive #708	Minimum Housing	Warning	9/21/2022				
7525 E Treasure Drive	Minimum Housing	Citation	9/21/2022	$250.00			
7710 Center Bay Drive	Bulk Trash	Warning	9/21/2022				
Harbor Island	Derelict/Storage Vehicle	Warning	9/22/2022				
Harbor Island	Derelict/Storage Scooter	Warning	9/22/2022				
Treasure Island	Abandoned Property	Warning	9/22/2022				
7931 East Drive	Trash	Warning	9/22/2022				
7501 Center Bay Drive	Bulk Trash	Warning	9/22/2022				
7731 Beach View Drive	WWP / Painting	Warning	9/22/2022				
7544 Mutiny Ave	WWP	Citation	9/22/2022		$250.00		
All Construction Sites	Order to Secure	Warning	9/23/2022				
7513 Bounty Ave	Noise	Citation	9/24/2022	$250.00			
All Construction Sites	Order to Secure	Warning	9/24/2022				
7531 Center Bay Drive	WWP	Citation	9/26/2022		$250.00		
7928 West Drive #510	WWP	Citation	9/27/2022	$250.00			
7517 Bounty Ave	WWP	Citation	9/27/2022		$250.00		
Harbor Island	Storage Trailer	Warning	9/28/2022				
7508 W Treasure Drive	Construction Site Maint.	Warning	9/28/2022				
7508 W Treasure Drive	Open/Unsecure	Warning	9/28/2022				
7401 Center Bay Drive	Bulk Trash	Warning	9/28/2022				
1665 Kennedy Cswy	Property Maintenance	Warning	9/28/2022				
7508 W Treasure Drive	Construction Site Maint.	Citation	9/28/2022	$250.00			
1700 N Treasure Drive	WWP	Citation	9/29/2022		$250.00		
(32) Lien Searches							
				$2,750.00	$2,400.00		

	Code	**Statistics**	**Oct-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1601 Kennedy Cswy	Landscape	Warning	10/1/2022				
7508 W Treasure Drive	Noise	Citation	10/1/2022	$250.00			

7525 Buccaneer Ave	Noise	Citation	10/1/2022	$250.00			
7509 Mutiny Ave	Landscape/Trash	Citation	10/1/2022	$200.00			
7600 Beach View Drive	Landscape/Trash	Citation	10/1/2022	$200.00			
7500 W Treasure Drive	Landscape	Warning	10/1/2022				
7508 W Treasure Drive	Construction Site Maint.	Citation	10/3/2022		$250.00		
7508 W Treasure Drive	Noise	Citation	10/3/2022		$250.00		
7910 West Drive	Bulk Trash	Warning	10/3/2022				
7509 Mutiny Ave	Landscape	Citation	10/4/2022		$200.00		
7430 Beach View Drive	WWP	Citation	10/4/2022	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Warning	10/4/2022				
7430 Beach View Drive	WWP	Citation	10/5/2022		$250.00		
7937 West Drive	Bulk Trash	Warning	10/5/2022				
7500 Center Bay Drive	Construction Site Maint.	Citation	10/5/2022	$250.00			
7939 West Drive	Trash	Warning	10/6/2022				
1356 Bay Terrace	WWP	Citation	10/6/2022	$250.00			
1356 Bay Terrace	WWP	Citation	10/6/2022	$250.00			
7531 Center Bay Drive	Noise	Citation	10/7/2022	$250.00			
7938 West Drive	Trash	Warning	10/7/2022				
7926 East Drive	Bulk Trash	Warning	10/10/2022				
1321 Bay Terrace	Bulk Trash	Warning	10/12/2022				
7513 Bounty Ave	Noise	Citation	10/12/2022	$250.00			
7513 Bounty Ave	WWP	Citation	10/12 2022	$250.00			
7910 West Drive	Bulk Trash	Warning	10/12/2022				
7531 Center Bay Drive	Noise	Citation	10/14/2022		$250.00		
1900 S Treasure Drive	Minimum Housing	Warning	10/14/2022				
Treasure Island	Prohibited Sign	Removed	10/14/2022				
7548 W Treasure Drive	Construction Site Maint.	Citation	10/15/2022	$250.00			
7508 W Treasure Drive	Special Magistrate	Order	10/17/2022		$3,000.00		
7922 East Drive	Vacant Lot Fee	Warning	10/17/2022		$250.00		
1820 S Treasure Drive	WWP	Citation	10/18/2022	$250.00			
7941 West Drive #301	Special Magistrate	Order	10/18/2022		$800.00		
1780 Kennedy Cswy	WWP	Citation	10/18/2022	$250.00			
7401 Miami View Drive	Landscape	Warning	10/18/2022				
23-3209-001-0013	Vacant Lot Fee	Warning	10/19/2022		$250.00		
7500 Miami View Drive	Landscape	Warning	10/19/2022				
7500 Coquina Drive	WWP/Painting	Warning	10/19/2022				
7920 East Drive	Bulk Trash	Warning	10/20/2022				
7920 East Drive	Minimum Housing	Citation	10/20/2022	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Citation	10/20/2022		$250.00		
7548 W Treasure Drive	Construction Site Maint.	Warning	10/22/2022				
7500 Center Bay Drive	Trash Cans	Warning	10/22/2022				
7531 Center Bay Drive	Trash Cans	Warning	10/22/2022				
7934 West Drive #1105	Operating/Advertising	Warning	10/22/2022				
7904 West Drive #303	Operating/Advertising	Warning	10/22/2022				
7441 Coquina Drive	Noise	Citation	10/22/2022	$250.00			
Treasure Island	Prohibited Sign	Removed	10/24/2022				

Treasure Island	Prohibited Sign	Removed	10/24/2022				
7548 W Treasure Drive	Various	Warning	10/24/2022				
1555 Kennedy Cswy	Vacant Lot Fee	Warning	10/24/2022		$250.00		
23-3209-000-0020	Vacant Lot Fee	Warning	10/24/2022		$250.00		
7600 Beach View Drive	Landscape	Citation	10/24/2022		$200.00		
1701 N Treasure Drive #2	Landscape	Warning	10/25/2022				
7530 Beach View Drive	Bulk Trash	Warning	10/26/2022				
Treasure Island	Prohibited Sign	Removed	10/27/2022				
7500 Center Bay Drive	ROW Violation	Warning	10/27/2022				
1670 S Treasure Drive	Noise	Citation	10/27/2022		$250.00		
7421 Miami View Drive	WWP	Citation	10/27/2022	$250.00			
1800 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1790 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1780 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
1770 Kennedy Cswy	WWP	Citation	10/28/2022	$250.00			
8000 West Drive	Parking Violations	Warning	10/28/2022				
1780 Kennedy Cswy #311	WWP	Citation	10/28/2022	$250.00			
1820 S Treasure Drive	WWP	Citation	10/28/2022		$250.00		
1780 Kennedy Cswy #311	WWP	Citation	10/28/2022		$250.00		
(23) Lien Searches							
				$5,400.00	$7,200.00		

	Code	**Statistics**	**Nov-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7513 Bounty Ave	WWP	Citation	11/1/2022		$250.00		
7513 Bounty Ave	Noise	Citation	11/1/2022		$250.00		
7545 E Treasure Drive	WWP	Citation	11/1/2022	$250.00			
7920 East Drive	Bulk Trash	Warning	11/1/2022				
1359 Bay Terrace	Bulk Trash	Warning	11/1/2022				
7928 West Drive #510	WWP/SWO	Citation	11/2/2022	$250.00			
23-3209-008-1200	Vacant Lot Fee	Warning	11/2/2022		$250.00		
7525 Buccaneer Ave	Noise	Citation	11/3/2022		$250.00		
23-3209-008-1210	Vacant Lot Fee	Warning	11/3/2022		$250.00		
1900 S Treasure Drive	Minimum Housing	Warning	11/2/2022				
7910 West Drive	Bulk Trash	Warning	11/1/2022				
7401 Beach View Drive	Vacant Lot Fee	Warning	11/4/2022		$250.00		
7918 West Drive	Noise	Citation	11/5/2022	$250.00			
7711 Miami View Drive	Noise	Citation	11/5/2022	$250.00			
All Construction Sites	Order to Secure	Warning	11/7/2022				
7933 West Drive	Bulk Trash	Warning	11/7/2022				
7920 East Drive	Bulk Trash	Citation	11/7/2022	$200.00			
1401 Kennedy Cswy	Bulk Trash	Warning	11/8/2022				
23-3209-033-0001	Minimum Housing	Citation	11/8/2022		$250.00		
Various Locations	Order to Secure	Warning	11/8/2022				

1365 Bay Terrace	Trash Cans	Warning	11/8/2022				
7721 Miami View Drive	Bulk Trash	Warning	11/8/2022				
1665 Kennedy Cswy	Graffiti	Warning	11/10/2022				
7631 Miami View Drive	Trash Cans	Warning	11/9/2022				
7931 East Drive	Property Maintenance	Warning	11/10/2022				
1865 Kennedy Cswy #3A	Special Magistrate	Order	11/15/2022		$1,500.00		
1401 Kennedy Cswy	Graffiti	Warning	11/15/2022				
1624 Kennedy Cswy	WWP	Citation	11/17/2022	$250.00			
7525 E Treasure Drive	Minimum Housing	Citation	11/17/2022		$250.00		
7920 East Drive	Minimum Housing	Citation	11/17/2022	$250.00			
7910 West Drive	Special Magistrate	Order	11/18/2022		$1,900.00		
1690 S Treasure Drive	Special Magistrate	Order	11/18/2022		$2,900.00		
Treasure Island	Prohibited Sign	Removed	11/21/2022				
7504 Adventure Ave	Bulk Trash	Warning	11/21/2022				
7918 West Drive	Blocking ROW	Warning	11/21/2022				
1455 N Treasure Drive	Minimum Housing	Warning	11/21/2022				
7918 West Drive	Noise	Citation	11/21/2022		$250.00		
1624 Kennedy Cswy	WWP	Citation	11/21/2022		$250.00		
1630 S Treasure Drive	Vacant Lot Fee	Warning	11/23/2022				
7524 W Treasure Drive	Vacant Lot Fee	Warning	11/23/2022				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	11/23/2022				
23-3209-001-0270	Vacant Lot Fee	Warning	11/23/2022				
23-3209-001-0250	Vacant Lot Fee	Warning	11/23/2022				
7940 West Drive	Vacant Lot Fee	Warning	11/23/2022				
7938 West Drive	Vacant Lot Fee	Warning	11/23/2022				
7548 W Treasure Drive	Construction Site Maint.	Warning	11/24/2022				
1700 Kennedy Cswy #110	Prohibited Sign	Warning	11/22/2022				
7918 West Drive	Construction Site Maint.	Citation	11/27/2022	$500.00			
1790 S Treasure Drive #4A	WWP	Citation	11/28/2022	$250.00			
7904 West Drive	Minimum Housing	Warning	11/28/2022				
1555 Kennedy Cswy	Landscape	Warning	11/29/2022				
1725 Kennedy Cswy	Various	Warning	11/29/2022				
7904 West Drive	Noise	Warning	11/30/2022				
7524 W Treasure Drive	Vacant Lot Fee	Warning	11/29/2022		$250.00		
(31) Lien Searches							
				$2,450.00	$9,050.00		

	Code	**Statistics**	**Dec-22**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1755 Kennedy Cswy	Trash	Warning	12/2/2022				
7509 Mutiny Ave	Noise	Citation	12/3/2022	$250.00			
7938 West Drive	Vacant Lot Fee	Warning	12/5/2022		$250.00		
7940 West Drive	Vacant Lot Fee	Warning	12/5/2022		$250.00		
1530 Kennedy Cswy	WWP	Citation	12/5/2022	$250.00			

7920 East Drive	Minimum Housing	Warning	12/5/2022				
1900 S Treasure Drive	WWP	Citation	12/6/2022	$250.00			
7500 Center Bay Drive	Special Magistrate	Order	12/6/2022		$6,000.00		
Treasure Island	Derelict Vehicle	Warning	12/7/2022				
7509 Mutiny Ave	Blocking ROW	Warning	12/7/2022				
7525 E Treasure Drive	Bulk Trash	Warning	12/8/2022				
7731 Miami View Drive	Bulk Trash	Warning	12/8/2022				
7920 East Drive	Minimum Housing	Citation	12/8/2022	$250.00			
1470 S Treasure Drive	Noise	Citation	12/7/2022		$100.00		
7509 Mutiny Ave	Noise	Citation	12/8/2022		$250.00		
1356 Bay Terrace	Stagnant Water	Warning	12/10/2022				
7505 Cutlass Ave	Noise	Citation	12/10/2022				
8000 West Drive	Landscape	Warning	12/12/2022				
7548 W Treasure Drive	Construction Site Maint.	Citation	12/12/2022	$500.00			
7710 Miami View Drive	Bulk Trash	Warning	12/13/2022				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	12/13/2022		$250.00		
1670 S Treasure Drive	Construction Site Maint.	Warning	12/15/2022				
7505 Bounty Ave	WWP	Citation	12/16/2022		$250.00		
7721 Coquina Drive	Landscape	Warning	12/15/2022				
7529 Mutiny Ave	Landscape	Warning	12/16/2022				
7631 Miami View Drive	Landscape	Warning	12/16/2022				
7720 Miami View Drive	Noise	Warning	12/17/2022				
1356 Bay Terrace	Noise	Warning	12/17/2022				
7701 Miami View Drive	Noise	Citation	12/17/2022	$250.00			
1530 Kennedy Cswy	WWP	Citation	12/16/2022		$250.00		
1900 S Treasure Drive	WWP	Citation	12/19/2022		$250.00		
Treasure Island	Prohibited Sign	Removed	12/20/2022				
Treasure Island	Prohibited Sign	Removed	12/20/2022				
1630 S Treasure Drive	Vacant Lot Fee	Warning	12/20/2022		$250.00		
7910 West Drive	Trash	Warning	12/21/2022				
7552 Mutiny Ave	Bulk Trash	Warning	12/21/2022				
7711 Miami View Drive	WWP	Citation	12/21/2022	$250.00			
7701 Miami View Drive	Bulk Trash	Warning	12/21/2022				
1680 S Treasure Drive	Bulk Trash	Warning	12/21/2022				
7711 Miami View Drive	WWP	Citation	12/21/2022	$250.00			
7710 Miami View Drive	Trash	Warning	12/22/2022				
1356 Bay Terrace	Noise	Warning	12/26/2022				
7600 Beach View Drive	WWP	Citation	12/27/2022	$250.00			
7920 East Drive	Minimum Housing	Citation	12/27/2022		$250.00		
1550 Kennedy Cswy	Bulk Trash	Warning	12/27/2022				
7920 East Drive	Trash	Citation	12/27/2022		$200.00		
7533 Bounty Ave	Noise	Warning	12/27/2022				
1356 Bay Terrace	Landscape	Citation	12/28/2022		$200.00		
1356 Bay Terrace	WWP	Citation	12/28/2022		$250.00		
8000 West Drive	Landscape	Warning	12/29/2022				
(43) Lien Searches							

				$2,500.00	$9,000.00		
	Code	**Statistics**	**Jan-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1550 Kennedy Cswy	Bulk Trash	Warning	1/3/2023				
7549 Bounty Ave	Landscape	Citation	1/3/2023		$1,000.00		
7631 Miami View Drive	Construction Site Maint.	Warning	1/3/2023				
Harbor Island	Derelict Vehicle	Warning	1/4/2023				
7925 East Drive	Property Maintenance	Warning	1/4/2023				
1872 Kennedy Cswy	Construction Mesh	Warning	1/4/2023				
7548 W Treasure Drive	Construction Mesh	Warning	1/4/2023				
7531 Miami View Drive	Bulk Trash	Warning	1/4/2023				
7631 Miami View Drive	Construction Mesh	Warning	1/4/2023				
7801 Center Bay Drive	Construction Mesh	Warning	1/4/2023				
7711 Center Bay Drive	Bulk Trash	Warning	1/4/2023				
1790 S Treasure Drive #4A	WWP	Citation	1/4/2023		$250.00		
7400 Beach View Drive	Bulk Trash	Warning	1/5/2023				
7711 Miami View Drive	WWP	Citation	1/5/2023		$250.00		
1440 Kennedy Cswy	Prohibited sign	Warning	1/5/2023				
1666 Kennedy Cswy	Prohibited sign	Warning	1/5/2023				
7631 Miami View Drive	Landscape	Citation	1/5/2023	$200.00			
7513 Mutiny Ave	Noise	Warning	1/7/2023				
7529 Mutiny Ave	Noise	Citation	1/7/2023	$250.00			
Treasure Island	Prohibited Sign	Removed	1/9/2023				
7620 Beach View Drive	Bulk Trash	Warning	1/11/2023				
7800 Hispanola Ave	Bulk Trash	Warning	1/12/2023				
7610 Center Bay Drive	Landscape	Warning	1/14/2023				
7610 Center Bay Drive	Landscape	Warning	1/14/2023				
1780 Kennedy Cswy	Minimum Housing	Warning	1/14/2023				
7920 East Drive	Minimum Housing	Warning	1/15/2023				
7500 Beach View Drive	Noise	Warning	1/16/2023				
7410 Coquina Drive	Noise	Warning	1/16/2023				
23-3209-001-0013	Noise	Warning	1/16/2023				
23-3209-014-0190	Trash	Warning	1/16/2023				
7525 E Treasure Drive	Bulk Trash	Warning	1/16/2023				
1600 Kennedy Cswy	Graffiti	Warning	1/17/2023				
1600 Kennedy Cswy	Trash	Removed	1/17/2023				
7929 West Drive	Bulk Trash	Warning	1/17/2023				
7601 Coquina Drive	Bulk Trash	Warning	1/17/2023				
1666 Kennedy Cswy	Property Maintenance	Warning	1/19/2023				
7721 Coquina Drive	Landscape	Warning	1/20/2023				
Treasure Island	Derelict Vehicle	Warning	1/23/2023				
7925 East Drive	Blocking ROW	Removed	1/24/2023				
1450 S Treasure Drive	Noise	Warning	1/24/2023				
7904 West Drive #601	WWP	Citation	1/25/2023	$250.00			

7904 West Drive #1016	WWP	Citation	1/25/2023	$250.00			
1750 S Treasure Drive	Noise	Citation	1/26/2023		$500.00		
8000 West Drive	BTR	Warning	1/26/2023				
23-3209-001-0270	Vacant Lot Fee	Warning	1/27/2023		$250.00		
23-3209-001-0250	Vacant Lot Fee	Warning	1/27/2023		$250.00		
8000 West Drive #807	Noise	Citation	1/27/2023		$250.00		
7610 Center Bay Drive	WWP	Citation	1/28/2023	$250.00			
7531 Beach View Drive	Noise	Citation	1/28/2023	$250.00			
7517 Bounty Ave	Noise	Warning	1/28/2023				
7901 Hispanola Ave	Trash	Citation	1/30/2023	$200.00			
1400 Kennedy Cswy	Prohibited Sign	Removed	1/30/2023				
1601 Kennedy Cswy	Property Maintenance	Warning	1/30/2023				
7909-7911 East Drive	Special Magistrate	Order	1/30/2023		$2,000.00		
7610 Center Bay Drive	WWP	Citation	1/30/2023		$250.00		
(23) Lien Searches							
				$1,650.00	$5,000.00		
	Code	**Statistics**	**Feb-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1830 S Treasure Drive	Bulk Trash	Warning	2/1/2023				
7529 Mutiny Ave	Blocking ROW	Warning	2/1/2023				
1865 Kennedy Cswy	Trash	Citation	2/1/2023	$200.00			
7545 Cutlass Ave	Bulk Trash	Warning	2/1/2023				
7904 West Drive #1016	WWP	Citation	2/1/2023		$250.00		
1700 N Treasure Drive	Special Magistrate	Order	2/1/2023		$1,500.00		
7904 West Drive	Construction Site Maint.	Warning	2/2/2023				
1356 Bay Terrace	Construction Site Maint.	Warning	2/2/2023				
7556 W Treasure Drive	Noise	Citation	2/6/2023	$250.00		Yes	1
7945 East Drive #106	Minimum Housing	Warning	2/7/2023				
7945 East Drive #207	Minimum Housing	Warning	2/7/2023				
7801 Center Bay Drive	Trash	Warning	2/7/2023				
7548 W Treasure Drive	Construction Site Maint.	Citation	2/9/2023		$250.00		
7548 W Treasure Drive	Construction Site Maint.	Citation	2/9/2023		$500.00		
1865 Kennedy Cswy	Trash	Citation	2/9/2023		$200.00		
7631 Miami View Drive	Landscape	Citation	2/10/2023		$200.00		
1601- 47 N Treasure Drive	WWP	Citation	2/10/2023		$250.00		
7510 Coquina Drive	Trash Cans	Warning	2/11/2023				
7530 Miami View Drive	Trash Cans	Warning	2/11/2023				
7631 Miami View Drive	Bulk Trash	Warning	2/11/2023				
7441 Coquina Drive	Noise	Citation	2/13/2023		$250.00		
7601 Coquina Drive	Bulk Trash	Warning	2/14/2023				
8000 West Drive	Noise	Citation	2/14/2023		$250.00		
1735 N Treasure Drive	Graffiti	Warning	2/15/2023				
7529 Mutiny Ave	Construction Site Maint.	Warning	2/15/2023				

7920 East Drive	Minimum Housing	Warning	2/15/2023				
7556 W Treasure Drive	Noise	Citation	2/15/2023		$250.00		
7510 Coquina Drive	Bulk Trash	Warning	2/16/2023				
7600 Beach View Drive	WWP	Citation	2/16/2023		$250.00		
7421 Miami View Drive	WWP	Citation	2/17/2023		$250.00		
7501 E Treasure Drive	Noise	Citation	2/18/2023	$250.00			
1580 S Treasure Drive	Noise	Citation	2/18/2023	$250.00		Yes	1
1801 S Treasure Drive	Noise	Warning	2/20/2023				
7529 Mutiny Ave	Noise	Warning	2/20/2023				
7910 West Drive #104	WWP	Citation	2/20/2023	$250.00			
8000 West Drive	Trash	Warning	2/20/2023				
7509 Adventure Ave	Bulk Trash	Warning	2/21/2023				
7922 East Drive	Prohibited Sign	Warning	2/21/2023				
7533 Adventure Ave	WWP	Citation	2/21/2023		$250.00		
1580 S Treasure Drive	Noise	Citation	2/21/2023		$250.00		
7904 West Drive #517	WWP	Citation	2/21/2023		$250.00		
1666 Kennedy Cswy #607	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #200	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #412	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #600	BTR	Warning	2/22/2023				
1666 Kennedy Cswy #208	BTR	Warning	2/22/2023				
7601 E Treasure Dr #CU9	BTR	Warning	2/22/2023				
7601 E Treasure Dr #CU6	BTR	Warning	2/22/2023				
7505 Bounty Ave	Special Magistrate	Order	2/22/2023		$1,100.00		
7505 Bounty Ave	Special Magistrate	Order	2/22/2023		$1,125.00		
1666 Kennedy Cswy #409	BTR	Waq	2/22/2023				
7601 E Treasure Dr #21B	BTR	Warning	2/23/2023				
7529 Mutiny Ave	WWP	Citation	2/23/2023		$250.00		
7529 Mutiny Ave	Noise	Citation	2/23/2023		$250.00		
Treasure Island	(7) Prohibited Signs	Removed	2/25/2023				
1440 S Treasure Drive	Open/Unsecured	Warning	2/28/2023				
Treasure Island	Derelict Vehicle	Warning	2/28/2023				
(12) Lien Searches							
				$1,200.00	$7,875.00		
	Code	**Statistics**	**Mar-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1681 Kennedy Cswy	Bulk Trash	Warning	3/2/2023				
7928 West Drive #510	Operating/Advertising	Warning	3/2/2023				
1601-1647 N Treasure Dr	Special Magistrate	Order	3/3/2023		$4,000.00		
7901 Hispanola Ave	Trash	Citation	3/3/2023		$200.00		
7533 Mutiny Ave	Noise	Warning	3/4/2023				
7549 Bounty Ave	WWP	Citation	3/4/2023	$250.00			
7600 Miami View Drive	Noise	Warning	3/4/2023				

7431 Coquina Drive	WWP	Citation	3/4/2023	$250.00			
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
7910 West Drive (Marina)	BTR	Warning	3/6/2023				
1666 Kennedy Cswy #400	BTR	Warning	3/7/2023				
1681 Kennedy Cswy	BTR	Warning	3/7/2023				
7525 E Treasure Drive	BTR	Warning	3/7/2023				
7549 Bounty Ave	WWP	Citation	3/7/2023		$250.00		
7545 E Treasure Drive #8A	WWP	Citation	3/8/2023	$250.00			
7931 East Drive	Trash	Citation	3/9/2023	$200.00			
1624 Kennedy Cswy	WWP	Citation	3/8/2023				
7910 West Drive #104	WWP	Citation	3/10/2023		$250.00		
7510 Coquina Drive	Parking Standards	Warning	3/11/2023				
7800 Beach View Drive	Parking Standards	Warning	3/11/2023				
8000 West Drive	Trash	Warning	3/14/2023				
7545 E Treasure Drive	Trash	Warning	3/14/2023				
7601 E Treasure Drive	Trash	Warning	3/14/2023				
1755 Kennedy Causeway	Property Maintenance	Warning	3/14/2023				
7920 East Drive	Bulk Trash	Warning	3/14/2023				
7529 Mutiny Ave	Blocking ROW	Warning	3/15/2023				
7925 West Drive	Trash	Warning	3/15/2023				
7509 Mutiny Ave	Noise	Warning	3/15/2023	$250.00			
7601 E Treasure Drive	Illicit Discharge	Warning	3/15/2023	$250.00			
1800 S Treasure Drive	Operating/Advertising	Warning	3/16/2023				
7601 E Treasure Dr #101	BTR	Warning	3/16/2023				
7545 E Treasure Dr #8A	WWP	Citation	3/16/2023		$250.00		
1624 Kennedy Cswy	WWP	Citation	3/16/2023		$250.00		
7601 E Treasure Dr #CU3	BTR	Warning	3/16/2023				
7533 Adventure Ave	Special Magistrate	Order	3/16/2023		$2,500.00		
7601 E Treasure Dr #CU14	BTR	Warning	3/16/2023				
7601 E Treasure Dr #CU19	BTR	Warning	3/16/2023				
7509 Mutiny Ave	Noise	Citation	3/18/2023	$500.00			
7940 West Drive	Noise	Citation	3/18/2023	$250.00			
7421 Center Bay Drive	WWP	Citation	3/18/2023	$250.00			
1624 Kennedy Causeway	Noise	Citation	3/18/2023	$250.00			
1321 Bay Terrace	Bulk Trash	Warning	3/20/2023				
7509 Mutiny Ave	Noise	Warning	3/20/2023				
1480 S Treasure Drive	Noise	Warning	3/20/2023				
7545 W Treasure Drive	Noise	Citation	3/20/2023		$250.00		
7509 Mutiny Ave	Noise	Citation	3/20/2023		$500.00		
1624 Kennedy Causeway	Noise	Citation	3/20/2023		$250.00		

1750 S Treasure Drive	Bulk Trash	Warning	3/21/2023				
8020 East Drive #112	Noise	Warning	3/21/2023				
1800 S Treasure Dr #3H	Noise	Warning	3/21/2023				
7525 Buccaneer Ave	Noise	Warning	3/21/2023				
7921 East Drive	Bulk Trash	Warning	3/21/2023				
7501 E Treasure Drive	Noise	Warning	3/21/2023				
7548 Adventure Ave	Trash	Warning	3/21/2023				
7431 Coquina Drive	WWP	Citation	3/22/2023		$250.00		
7531 Beach View Drive	Noise	Citation	3/22/2023		$250.00		
7922 East Drive	Zoning Violation	Warning	3/22/2023				
1570 S Treasure Drive	WWP	Citation	3/22/2023	$250.00			
7940 West Drive	Noise	Citation	3/22/2023		$250.00		
7508 W Treasure Drive	Trash	Warning	3/23/2023				
7516 W Treasure Drive	Trash	Warning	3/23/2023				
7553 W Treasure Drive	Landscape	Warning	3/23/2023				
7501 Adventure Ave	Landscape	Citation	3/24/2023		$200.00		
7501 Adventure Ave	Landscape	Citation	3/24/2023		$250.00		
7511 Coquina Drive	Noise	Citation	3/25/2023	$250.00			
7945 East Drive #207	WWP	Citation	3/25/2023	$250.00			
1540 S Treasure Drive	Trash Cans	Warning	3/25/2023				
7801 Center Bay Drive	Noise	Warning	3/27/2023				
7511 Coquina Drive	Trash	Warning	3/27/2023				
7421 Miami View Drive	WWP	Citation	3/28/2023	$250.00			
7921 East Drive	Bulk Trash	Warning	3/29/2023				
7929 West Drive	Bulk Trash	Warning	3/29/2023				
7513 Bounty Ave	WWP	Citation	3/30/2023	$250.00			
1620 N Treasure Drive	WWP	Citation	3/31/2023	$250.00			
7910 Harbor Island Dr #1103	WWP	Citation	3/31/2023	$250.00			
7601 E Treasure Dr #1717	Noise	Citation	3/31/2023	$250.00	$250.00		
7801 Miami View Drive	Parking Standards	Warning	3/31/2023				
(38) Lien Searches							
				$4,700.00	$10,150.00		
	Code	**Statistics**	**Apr-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7510 Beach View Drive	Noise	Warning	4/1/2023				
7541 Mutiny Ave	WWP	Citation	4/1/2023	$250.00			
7537 Mutiny Ave	Noise	Citation	4/1/2023	$250.00			
1345 Kennedy Cswy	Graffiti	Warning	4/3/2023				
7910 Harbor Island Dr #1103	WWP	Citation	4/4/2023		$250.00		
7700 Center Bay Drive	Landscape	Warning	4/4/2023				
7929 West Drive	Bulk Trash	Warning	4/4/2023				
8000 West Drive	Noise	Warning	4/4/2023				
7548 Adventure Ave	Trash	Warning	4/5/2023				

1601 Kennedy Cswy	Derelict Vehicle	Warning	4/5/2023				
Harbor Island	Prohibited Sign	Removed	4/5/2023				
Treasure Island	Prohibited Sign	Removed	4/5/2023				
8000 West Drive	Noise	Citation	4/6/2023	$250.00			
7601 E Treasure Drive	Illicit Discharge	Citation	4/7/2023		$250.00		
7541 Mutiny Ave	Noise	Citation	4/7/2023		$250.00		
7553 W Treasure Drive	Landscape	Citation	4/8/2023	$200.00			
7501 E Treasure Drive	Noise	Citation	4/12/2023		$250.00		
1800 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1820 S Treasure Drive	Building Certification	Warning	4/14/2023				
1850 S Treasure Drive	Building Certification	Warning	4/14/2023				
1790 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1780 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1770 Kennedy Cswy	Building Certification	Warning	4/14/2023				
1601-1647 N Treasure Drive	Building Certification	Warning	4/14/2023				
1819-1855 Kennedy Cswy	Building Certification	Warning	4/14/2023				
7946 West Drive	Building Certification	Warning	4/14/2023				
7511 Coquina Drive	Noise	Citation	4/14/2023		$250.00		
1820 S Treasure Drive	Special Magistrate	Order	4/14/2023		$1,800.00		
1600 Kennedy Cswy	Property Maintenance	Warning	4/17/2023				
7548 W Treasure Drive	Construction Site Maint.	Warning	4/17/2023				
7945 East Treasure Dr #207	WWP	Citation	4/19/2023		$250.00		
1620 N Treasure Drive	WWP	Citation	4/19/2023		$250.00		
7946 East Drive	Unsafe Structure	Unsafe	4/20/2023				
Treasure Island	Prohibited Sign	Removed	4/24/2023				
Treasure Island	Prohibited Sign	Removed	4/24/2023				
7921 East Drive	Bulk Trash	Warning	4/24/2023				
7946 East Drive	Unsafe Structure	Warning	4/25/2023				
1356 Bay Terrace	Landscape	Warning	4/26/2023				
7810 Coquina Drive	Bulk Trash	Warning	4/27/2023				
7501 Adventure Ave	Landscape	Warning	4/27/2023				
7510 Coquina Drive	Bulk Trash	Warning	4/27/2023				
(13) Lien Searches							
				$950.00	$3,550.00		

	Code	**Statistics**	**May-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7553 Bounty Ave	Construction Site Maint.	Warning	5/1/2023				
7501 Adventure Ave	Landscape	Warning	5/1/2023				
7500 E Treasure Drive	Noise	Citation	5/1/2023	$250.00			
1700 Kennedy Cswy #136	Noise	Warning	5/2/2023				
7913 West Drive	Construction Site Maint.	Warning	5/3/2023				
1801 S Treasure Dr #526	WWP	Citation	5/4/2023	$250.00			
7711 Beach view Drive	Construction Site Maint.	Warning	5/4/2023				

7509 Mutiny Ave	Noise	Citation	5/4/2023		$250.00		
7537 Mutiny Ave	Noise	Citation	5/4/2023		$250.00		
7500 E Treasure Drive	Noise	Citation	5/4/2023		$250.00		
1570 S Treasure Drive	WWP	Citation	5/8/2023		$250.00		
7510 Beach View Drive	Property Maintenance	Warning	5/8/2023				
7441 Center Bay Drive	Bulk Trash	Warning	5/8/2023				
1755 Kennedy Cswy	Trash	Warning	5/8/2023				
1570 S Treasure Drive	Noise	Citation	5/8/2023		$100.00		
1356 Bay Terrace	Fence	Warning	5/10/2023				
7731 Coquina Drive	WWP	Citation	5/11/2023	$250.00			
1880 S Treasure Drive	WWP	Citation	5/11/2023	$250.00			
Treasure Island	Prohibited Sign	Removed	5/11/2023				
7927 East Drive	Trash	Warning	5/15/2023				
7927 East Drive	Trash	Citation	5/16/2023		$200.00		
7620 Coquina Drive	Construction Site Maint.	Warning	5/16/2023				
7401 Miami View Drive	Landscape	Warning	5/16/2023				
Treasure Island	Prohibited Sign	Removed	5/16/2023				
7700 Center Bay Drive	Landscape	Warning	5/16/2023				
7440 Miami View Drive	Bulk Trash	Warning	5/16/2023				
7525 E Treasure Dr #912	Operating/Advertising	Warning	5/16/2023				
7920 East Drive	Bulk Trash	Warning	5/16/2023				
7421 Center Bay Drive	Noise	Citation	5/17/2023		$250.00		
1480 S Treasure Drive	Bulk Trash	Warning	5/17/2023				
7904 West Drive #516	WWP	Citation	5/17/2023	$250.00			
1872 Kennedy Cswy	Graffiti	Warning	5/18/2023				
1872 Kennedy Cswy	Trash/Bulk Trash	Warning	5/18/2023				
7918 West Drive	Noise	Citation	5/19/2023		$500.00		
7621 Coquina Drive	Noise	Citation	5/20/2023	$250.00			
7904 West Drive #104	WWP	Citation	5/22/2023	$250.00			
1620 N Treasure Drive	Landscape	Warning	5/23/2023				
7513 Bounty Ave	WWP	Citation	5/25/2023		$250.00		
1801 S Treasure Dr #526	WWP	Citation	5/25/2023		$250.00		
1624 Kennedy Cswy	Bulk Trash	Warning	5/25/2023				
7401 Center Bay Drive	Blocking ROW	Warning	5/25/2023				
7904 West Drive #515	Operating/Advertising	Citation	5/25/2023	$250.00			
7904 West Drive #515	BTR	Citation	5/25/2023	$100.00			
7601 E Treasure Drive	Illicit Discharge	Citation	5/26/2023	$250.00			
7601 E Treasure Drive	Trash	Citation	5/26/2023	$200.00			
7504 W Treasure Drive	Bulk Trash	Warning	5/26/2023				
1455 N Treasure Dr #7B	Noise	Citation	5/28/2023	$250.00			
7401 Miami View Drive	Landscape	Citation	5/30/2023	$200.00			
1872 Kennedy Cswy	Landscape	Citation	5/30/2023	$200.00			
1872 Kennedy Cswy	Trash	Citation	5/30/2023	$200.00			
1820 S Treasure Drive	Special Magistrate	Order	5/30/2023		$1,600.00		
7510 Beach View Drive	Minimum Housing	Citation	5/31/2023	$250.00			
7501 E Treasure Drive	Trash	Warning	5/31/2023				

(31) Lien Searches							
				$3,650.00	$4,150.00		
	Code	**Statistics**	**Jun-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1356 Bay Terrace	Fence	Warning	6/1/2023				
7904 West Drive #515	WWP	Citation	6/1/2023		$250.00		
7904 West Drive #515	BTR	Citation	6/1/2023		$100.00		
1666 Kennedy Cswy	Noise	Warning	6/3/2023				
7545 Hispanola Ave	Noise	Citation	6/3/2023	$250.00			
8020 East Drive #214	Bulk Trash	Warning	6/3/2023				
7553 Bounty Ave	WWP	Citation	6/5/2023	$250.00			
7928 West Drive #510	Operating/Advertising	Citation	6/5/2023	$250.00			
7928 West Drive #510	BTR	Citation	6/5/2023	$100.00			
Treausre Island	Prohibited Sign	Removed	6/6/2023				
7556 Bounty Ave	Bulk Trash	Warning	6/6/2023				
8000 West Drive	Noise	Citation	6/7/2023		$250.00		
8000 West Drive	Noise	Citation	6/7/2023		$250.00		
7904 West Drive #809	WWP	Citation	6/7/2023	$250.00			
7904 West Drive #515	WWP	Citation	6/7/2023	$250.00			
7904 Wesy Drive #809	WWP	Citation	6/7/2023		$250.00		
7501 E Treasure Dr #10N	WWP	Citation	6/8/2023	$250.00			
7601 E Treasure Dr CU25	Illicit Discharge	Citation	6/8/2023		$250.00		
7601 E Treasure Drive	Trash	Citation	6/8/2023		$200.00		
7925/7927 East Drive	Landscape/Trash	Warning	6/10/2023				
7509 Mutiny Ave	Noise	Citation	6/10/2023	$250.00			
7920 East Drive	Property Maintenance	Warning	6/12/2023				
7516 W Treasure Drive	Fence Maintenance	Warning	6/12/2023				
7501 E Treasure Dr #10N	WWP	Citation	6/12/2023		$250.00		
7531 Center Bay Drive	Bulk Trash	Warning	6/13/2023				
7904 West Drive	Trash	Warning	6/13/2023				
7934 West Drive	Trash	Warning	6/13/2023				
Treasure Island	Prohibited Sign	Removed	6/13/2023				
7532 Hispanola Ave	Illicit Discharge	Warning	6/14/2023				
7920 East Drive	Illicit Discharge	Warning	6/14/2023				
1872 Kennedy Causeway	Landscape	Citation	6/16/2023		$200.00		
1872 Kennedy Causeway	Trash	Citation	6/16/2023		$200.00		
7904 West Drive #516	WWP	Citation	6/20/2023		$250.00		
7904 West Drive #903	WWP	Citation	6/22/2023	$250.00			
7553 W Treasure Drive	Landscape	Citation	6/22/2023		$200.00		
7536 Mutiny Ave	WWP	Citation	6/22/2023	$250.00			
1540 S Treasure Drive	Operating/Advertising	Warning	6/23/2023				
7553 W Treasure Drive	WWP	Citation	6/23/2023	$250.00			
1440 S Treasure Drive	Noise	Warning	6/24/2023				
7500 Beach View Drive	Bulk Trash	Warning	6/24/2023				

7509 Mutiny Ave	Noise	Citation	6/26/2023		$500.00		
7410 Beach View Drive	Stagnant Water	Warning	6/26/2023				
7509 Mutiny Ave	Noise	Citation	6/26/2023		$500.00		
7801 Center Bay Drive	Construction Site Maint.	Warning	6/26/2023				
1356 Bay Terrace	Landscape / Fence	Warning	6/26/2023				
7421 Miami View Drive	WWP	Citation	6/28/2023		$250.00		
1508 Kennedy Causeway	WWP	Citation	6/28/2023	$250.00			
7921 East Drive	Bulk Trash	Warning	6/29/2023				
7920 East Drive	Bulk Trash	Warning	6/29/2023				
7928 West Drive #510	Operating/Advertising	Citation	6/29/2023	$250.00			
7928 West Drive #510	BTR	Citation	6/29/2023	$100.00			
(45) Lien Searches							
				$3,200.00	$3,900.00		

	Code	**Statistics**	**Jul-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7532 Hispanola Ave	Landscape	Warning	7/1/2023				
1800 Kennedy Cswy #301A	Noise	Citation	7/1/2023	$250.00			
1800 Kennedy Cswy #301A	WWP	Citation	7/1/2023	$250.00			
7520 Coquina Drive	Noise	Warning	7/1/2023				
7536 Mutiny Ave	Noise	Warning	7/1/2023				
7537 Buccaneer Ave	Prohibited Signs	Warning	7/1/2023				
7544 Buccaneer Ave	Noise	Warning	7/1/2023				
Harbor Island	Prohibited Sign	Removed	7/3/2023				
1601 Kennedy Cswy	Graffiti	Warning	7/5/2023				
1400 Kennedy Cswy	Bulk Trash	Warning	7/5/2023				
1872 Kennedy Cswy	Trash	Warning	7/5/2023				
7544 Buccaneer Ave	WWP	Citation	7/5/2023	$250.00			
7400 Coquina Drive	Trash	Warning	7/5/2023				
7940 West Drive	Fence Maintenance	Citation	7/6/2023		$200.00		
7621 Coquina Drive	Noise	Citation	7/6/2023		$250.00		
7938 West Drive	Landscape	Citation	7/6/2023		$200.00		
7940 West Drive	Landscape	Citation	7/6/2023		$400.00		
1820 S Treasure Drive	WWP	Citation	7/10/2023	$250.00			
7500 Center Bay Drive	Construction Site Maint.	Warning	7/10/2023				
1356 Bay Terrace	Bulk Trash	Warning	7/10/2023				
7801 Beach View Drive	Bulk Trash	Warning	7/10/2023				
7545 Hispanola Ave	Noise	Citation	7/10/2023		$250.00		
7517 Bounty Ave	Special Magistrate	Order	7/11/2023		$1,400.00		
7500 Bounty Ave	Vessel Violation	Warning	7/11/2023				
Treasure Island	Derelict Vehicle	Warning	7/11/2023				
1800 S Treasure Drive	Bulk Trash	Warning	7/12/2023				
1790 Kennedy Cswy #B112	WWP	Citation	7/12/2023	$250.00			
1755 Kennedy Cswy	WWP	Citation	7/12/2023	$250.00			

7937 West Drive	WWP	Citation	7/13/2023	$250.00			
7927 East Drive	Landscape	Citation	7/13/2023	$200.00			
7915 East Drive	Blocking ROW	Warning	7/13/2023				
1790 Kennedy Cswy #B112	WWP	Citation	7/13/2023		$250.00		
7510 Coquina Drive	Noise	Citation	7/15/2023	$250.00		Yes	1
7525 Adventure Ave	Noise	Citation	7/15/2023	$250.00			
7731 Coquina Drive	WWP	Citation	7/14/2023		$250.00		
7904 West Drive #602	WWP	Citation	7/17/2023	$250.00			
7401 Miami View Drive	Landscape	Warning	7/17/2023				
7525 Adventure Ave	Noise	Citation	7/17/2023		$250.00		
1508 Kennedy Cswy	WWP	Citation	7/18/2023		$250.00		
7904 West Drive #515	WWP	Citation	7/19/2023		$250.00		
7801 Miami View Drive	WWP	Citation	7/20/2023	$250.00		Yes	1
7937 West Drive	WWP	Citation	7/20/2023		$250.00		
7410 Beach View Drive	Stagnant Water	Warning	7/20/2023				
1872 Kennedy Cswy	WWP	Citation	7/20/2023	$250.00			
1657 N Treasure Drive	WWP	Citation	7/22/2023	$250.00			
Harbor Island	Prohibited Signs	Removed	7/22/2023				
1440 S Treasure Drive	Noise	Citation	7/22/2023	$250.00			
7536 Adventure Ave	Noise	Citation	7/24/2023	$250.00		Yes	1
1657 N Treasure Drive	WWP	Citation	7/24/2023		$250.00		
Harbor Island	Derelict Vehicle	Warning	7/24/2023				
7536 Adventure Ave	Noise	Citation	7/24/2023		$250.00		
7601 E Treasure Dr #1816	Noise	Citation	7/25/2023		$250.00		
7525 E Treasure Drive	Bulk Trash	Warning	7/25/2023				
1872 Kennedy Cswy	Trash	Citation	7/26/2023		$200.00		
7544 Buccaneer Ave	WWP	Citation	7/26/2023		$250.00		
1872 Kennedy Cswy	WWP	Citation	7/26/2023		$250.00		
7601 E Treasure Dr PH215	Noise	Citation	7/27/2023		$250.00		
1780 Kennedy Cswy	Special Magistrate	Citation	7/28/2023		$1,700.00		
7918 West Drive	Noise	Citation	7/28/2023	$750.00			
1800 S Treasure Drive	Bulk Trash	Warning	7/31/2023				
(84) Lien Searches							
				$4,700.00	$7,600.00		
	Code	**Statistics**	**Aug-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1356 Bay Terrace	Bulk Trash	Warning	8/1/2023				
7525 E Treasure Drive	Bulk Trash	Warning	8/1/2023				
1755 79 Street Cswy	WWP	Citation	8/1/2023		$250.00		
7801 Miami View Drive	WWP	Citation	8/1/2023		$250.00		
7560 W Treasure Drive	WWP	Citation	8/2/2023	$250.00			
7560 W Treasure Drive	Trash	Warning	8/2/2023				
1357 Bay Terrace	WWP	Warning	8/2/2023				

7731 Coquina Drive	Noise	Warning	8/3/2023				
7830 Miami View Drive	Noise	Citation	8/3/2023	$250.00			
7910 West Drive	Bulk Trash	Warning	8/3/2023				
Treasure Island	Handbills	Warning	8/3/2023				
7525 E Treasure Drive	Bulk Trash	Warning	8/3/2023				
1790 S Treasure Drive	Prohibited Sign	Warning	8/3/2023				
7501 Center Bay Drive	Bulk Trash	Warning	8/3/2023				
7410 Beach View Drive	Landscaping	Warning	8/4/2023				
1470 S Treasure Drive	WWP	Citation	8/4/2023				
7525 Hispanola Ave	Noise	Warning	8/5/2023				
7420 Beach View Drive	WWP	Citation	8/5/2023	$250.00			
7904 West Drive #903	WWP	Citation	8/7/2023		$250.00		
1872 Kennedy Cswy	Construction Site Maint.	Warning	8/8/2023				
Treasure Island	Prohibited Sign	Removed	8/8/2023				
7525 E Treasure Drive	Bulk Trash	Warning	8/8/2023				
7536 Mutiny Ave	Bulk Trash	Warning	8/8/2023				
1600 Kennedy Cswy	Trash	Warning	8/9/2023				
1872 Kennedy Cswy	Fence	Warning	8/10/2023				
1480 S Treasure Drive	Blocking ROW	Warning	8/11/2023				
7918 West Drive	Noise	Citation	8/11/2023		$750.00		
7529 Hispanola Ave	Noise	Warning	8/12/2023				
7700 Beach View Drive	Noise	Warning	8/12/2023				
7532 Hispanola Ave	WWP	Citation	8/18/2023	$250.00			
7600 Beach View Drive	Landscape	Warning	8/19/2023				
Treasure Island	Derelict Vehicle	Warning	8/21/2023				
7904 West Drive #609	Minimum Housing	Warning	8/21/2023				
7631 Miami View Drive	Construction Site Maint.	Warning	8/22/2023				
1550 Kennedy Cswy	Property Maintenance	Warning	8/22/2023				
7410 Beach View Drive	Pool Violation	Warning	8/22/2023				
7420 Beach View Drive	WWP	Citation	8/22/2023		$250.00		
Treasure Island	Prohibited Sign	Removed	8/23/2023				
7513 Bounty Ave	Special Magistrate	Order	8/23/2023		$250.00		
1865 Kennedy Cswy #9i	WWP	Citation	8/24/2023	$250.00			
1601 Kennedy Cswy	Open/Unsecured	Warning	8/24/2023				
7560 W Treasure Drive	WWP	Citation	8/24/2023		$250.00		
7510 Coquina Drive	Noise	Citation	8/24/2023		$250.00		
7700 Center Bay Drive	Construction Site Maint.	Warning	8/25/2023				
7548 W Treasure Drive	Construction Site Maint.	Warning	8/26/2023				
7600 Coquina Drive	Trash Cans	Warning	8/26/2023				
7510 Coquina Drive	Trash Cans	Warning	8/26/2023				
7530 Coquina Drive	Trash Cans	Warning	8/26/2023				
7601 Coquina Drive	Trash Cans	Warning	8/26/2023				
7711 Coquina Drive	Trash Cans	Warning	8/26/2023				
7731 Coquina Drive	Trash Cans	Warning	8/26/2023				
7721 Beach View Drive	Trash Cans	Warning	8/26/2023				
7801 Miami View Drive	Trash Cans	Warning	8/26/2023				

7536 Mutiny Ave	WWP	Citation	8/28/2023		$250.00		
1881 Kennedy Cswy #401	Noise	Citation	8/28/2023		$250.00		
Treasure Island	Prohibited Sign	Removed	8/29/2023				
7537 Adventure Ave	Trash/Bulk Trash	Warning	8/29/2023				
1880 S Treasure Dr #1K	Minimum Housing	Warning	8/29/2023				
7400 Center Bay Drive	Bulk Trash	Warning	8/29/2023				
7421 Miami View Drive	Bulk Trash	Warning	8/29/2023				
Treasure Island	Prohibited Sign	Removed	8/30/2023				
1701 N Treasure Drive	Property Maintenance	Warning	8/31/2023				
(39) Lien Searches							
				$1,250.00	$3,000.00		
	Code	**Statistics**	**Sep-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7711 Coquina Drive	Trash Cans	Citation	9/1/2023	$200.00			
7530 Coquina Drive	Trash Cans	Citation	9/3/2023	$200.00			
Treasure Island	Derelict/Dead Storage	Warning	9/5/2023				
7509 Mutiny Ave	Prohibited Sign	Warning	9/5/2023				
1356 Bay Terrace	Bulk Trash	Warning	9/7/2023				
7524 W Treasure Drive	Fence Mesh	Warning	9/7/2023				
7516 W Treasure Drive	Fence Mesh	Warning	9/7/2023				
1701 S Treasure Drive	Leaf Blower	Warning	9/7/2023				
7536 Mutiny Ave	Noise	Warning	9/7/2023				
7516 Bounty Ave	Landscape	Warning	9/7/2023				
7934 West Drive #1001	Noise	Citation	9/9/2023	$250.00			
Treasure Island	Prohibited Sign	Removed	9/11/2023				
Treasure Island	Prohibited Sign	Removed	9/11/2023				
1865 Kennedy Cswy	Trash	Citation	9/11/2023	$200.00			
8000 West Drive	Leaf Blower	Warning	9/11/2023				
8000 West Drive	Noise	Citation	9/11/2023	$250.00			
1470 S Treasure Drive	ROW Trash	Warning	9/12/2023				
7410 Beach View Drive	Pool Violation	Citation	9/12/2023				
7530 Coquina Drive	Bulk Trash	Warning	9/12/2023				
1865 Kennedy Cswy	Trash Violation	Citation	9/12/2023	$200.00			
7711 Coquina Drive	Trash Cans	Citation	9/14/2023		$200.00		
7700 Coquina Drive	Bulk Trash	Warning	9/18/2023				
1641 S Treasure Drive	Blockin ROW Hedges	Warning	9/18/2023				
7601 E Treasure Drive	Trash Violation	Citation	9/18/2023	$200.00			
7510 Beach View Drive	Landscape	Warning	9/18/2023				
7701 Miami View Drive	Noise	Warning	9/19/2023				
1805 Galleon Street	Bulk Trash	Warning	9/19/2023				
Treasure Island	Derelict/Dead Storage	Warning	9/20/2023				
1580 S Treasure Drive	Bulk Trash	Warning	9/20/2023				
7528 W Treasure Drive	Construction Site Maint.	Warning	9/20/2023				

7711 Beach View Drive	Noise	Warning	9/20/2023				
7800 Miami View Drive	Bulk Trash	Warning	9/21/2023				
1865 Kennedy Cswy	Trash Violation	Warning	9/22/2023				
1440 Kennedy Cswy #1406	BTR	Warning	9/22/2023				
7521 Beach View Drive	WWP	Warning	9/25/2023				
1624 Kennedy Cswy	Noise	Citation	9/26/2023		$250.00		
7934 West Drive	Knox Box	Warning	9/26/2023				
1830 S Treasure Drive	Knox Box	Warning	9/26/2023				
1865 Kennedy Cswy	Trash Violation	Citation	9/29/2023		$200.00		
7830 Miami View Drive	Special Magistrate	Order	9/29/2023		$325.00		
7420 Beach View Drive	Noise	Warning	9/30/2023				
(28) Lien Searches							
				$1,500.00	$975.00		

	Code	**Statistics**	**Oct-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1830 S Treasure Drive	Knox Box	Warning	10/2/2023				
7560 W Treasure Drive	Landscape	Warning	10/2/2023				
7801 Center Bay Drive	Construction Site Maint.	Warning	10/2/2023				
7420 Beach View Drive	Noise	Warning	10/2/2023				
1441 S Treasure Drive	Bulk Trash	Warning	10/3/2023				
7901 Hispanola Ave	Leaf Blower	Warning	10/3/2023				
1600 Kennedy Cswy	Shopping Carts	Warning	10/3/2023				
Treasure Island	Dead Storage	Warning	10/3/2023				
1701 Hispanola Ave	Hedges	Warning	10/3/2023				
7420 Beach View Drive	WWP	Warning	10/4/2023				
1770 Kennedy Cswy	Minimum Housing	Warning	10/9/2023				
7623 Beach View Drive	Noise	Warning	10/9/2023				
1681 Kennedy Cswy	WWP	Citation	10/9/2023	$250.00			
7601 E Treasure Drive	Trash	Citation	10/9/2023		$200.00		
7701 Beach View Drive	WWP	Citation	10/10/2023	$250.00		Yes	1
7401 Beach View Drive	Construction Site Maint.	Warning	10/10/2023				
1872 Kennedy Cswy	Noise	Warning	10/10/2023				
7621 Coquina Drive	Construction Site Maint.	Warning	10/11/2023				
1671 S Treasure Drive	Trash Cans	Warning	10/12/2023				
1471 S Treasure Drive	Landscape	Warning	10/13/2023				
7540 Hispanola Ave	Landscape	Warning	10/13/2023				
1670 S Treasure Drive	Landscape	Warning	10/13/2023				
1471 S Treasure Drive	Landscape	Warning	10/13/2023				
7540 Hispanola Ave	Landscape	Warning	10/13/2023				
1670 S Treasure Drive	Landscape	Warning	10/13/2023				
1440 S Treasure Drive	Noise	Citation	10/16/2023		$250.00		
1440 S Treasure Drive	WWP	Citation	10/16/2023		$250.00		
1440 S Treasure Drive	WWP	Citation	10/16/2023		$250.00		

1872 Kennedy Cswy	Landscape	Warning	10/16/2023				
7528 Mutiny Ave	Bulk Trash	Warning	10/16/2023				
7931 East Drive	Bulk Trash	Warning	10/16/2023				
7941 East Drive	Bulk Trash	Warning	10/16/2023				
1440 S Treasure Drive	WWP	Citation	10/16/2023		$250.00		
1440 S Treasure Drive	Special Magistrate	Order	10/16/2023		$3,100.00		
1681 Kennedy Cswy	WWP	Citation	10/18/2023		$250.00		
7525 Adventure Ave	Bulk Trash	Warning	10/19/2023				
7557 Mutiny Ave	Noise	Citation	10/21/2023	$250.00			
7536 Mutiny Ave	Bulk Trash	Warning	10/21/2023				
1865 Kennedy Cswy	Trash	Citation	10/23/2023	$200.00			
7557 Mutiny Ave	Noise	Citation	10/23/2023		$250.00		
7700 Center Bay Drive	Construction Site Maint.	Warning	10/24/2023				
7623 Beach View Drive	Noise	Citation	10/24/2023	$250.00			
1800/1790 Kennedy Cswy	Property Maintenance	Warning	10/24/2023				
7701 Beach View Drive	WWP	Citation	10/24/2023		$250.00		
8000 West Drive	Noise	Citation	10/25/2023		$250.00		
7525 Adventure Ave	Bulk Trash	Warning	10/26/2023				
1750 S Treasure Drive	Bulk Trash	Warning	10/26/2023				
7525 Adventure Ave	Bulk Trash	Citation	10/27/2023	$200.00			
7904 West Drive #602	WWP	Citation	10/27/2023		$250.00		
7504 W Treasure Drive	Noise	Citation	10/28/2023	$250.00		Yes	1
7504 W Treasure Drive	Noise	Citation	10/28/2023	$500.00		NO/SM	
1865 Kennedy Cswy	Trash Violation	Citation	10/30/2023		$200.00		
(16) Lien Searches							
				$2,150.00	$5,750.00		

	Code	**Statistics**	**Nov-23**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1872 Kennedy Cswy	Construction Site Maint	Warning	11/1/2023				
1700 Kennedy Cswy	Leaf Blowers	Warning	11/1/2023				
1815 Galleaon Street	Bulk Trash	Warning	11/1/2023				
1540 N Treasure Drive	Hedges	Warning	11/2/2023				
7516 W Treasure Drive	Open/Unsecure	Warning	11/4/2023				
7631 Miami View Drive	Noise	Warning	11/4/2023				
7520 W Treasure Drive	WWP	Citation	11/4/2023	$250.00			
7920 East Drive	Bulk Trash	Warning	11/7/2023				
7510 Coquina Drive	Leaf Blower	Warning	11/7/2023				
7544 Mutiny Ave	Fence	Warning	11/8/2023				
1666 Kennedy Cswy	Bulk Trash	Warning	11/8/2023				
7420 Beach View Drive	Noise	Warning	11/8/2023				
7801 Center Bay Drive	Landscape	Citation	11/9/2023	$200.00			
1670 S Treasure Drive	Landscape	Citation	11/9/2023	$200.00			
7420 Beach View Drive	Noise	Citation	11/9/2023	$250.00			

7420 Beach View Drive	Noise	Citation	11/9/2023	$500.00			
7516 W Treasure Drive	Landscape	Warning	11/9/2023				
1670 S Treasure Drive	Landscape/Trash	Citation	11/9/2023	$200.00			
1630 S Treasure Drive	Landscape	Warning	11/11/2023				
7525 Adventure Ave	Trash	Citation	11/13/2023		$200.00		
1630 S Treasure Drive	Vacant Lot Fee	Warning	11/13/2023				
7524 W Treasure Drive	Vacant Lot Fee	Warning	11/13/2023				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	11/13/2023				
1801 S Treasure Drive	Bulk Trash	Warning	11/13/2023				
1555 Kennedy Cswy	Vacant Lot Fee	Warning	11/13/2023				
23-3209-000-0020	Vacant Lot Fee	Warning	11/13/2023				
7401 Beach View Drive	Vacant Lot Fee	Warning	11/13/2023				
23-3209-001-0270	Vacant Lot Fee	Warning	11/13/2023				
23-3209-001-0250	Vacant Lot Fee	Warning	11/13/2023				
7922 East Drive	Vacant Lot Fee	Warning	11/13/2023				
7938 West Drive	Vacant Lot Fee	Warning	11/13/2023				
7940 West Drive	Vacant Lot Fee	Warning	11/13/2023				
23-3209-001-0013	Vacant Lot Fee	Warning	11/13/2023				
23-3209-008-1200	Vacant Lot Fee	Warning	11/13/2023				
23-3209-008-1210	Vacant Lot Fee	Warning	11/13/2023				
1356 Bay Terrace	Vacant Lot Fee	Warning	11/13/2023				
7731 Miami View Drive	Vacant Lot Fee	Warning	11/13/2023				
7508 W Treasure Drive	Vacant Lot Fee	Warning	11/13/2023				
7516 W Treasure Drive	Vacant Lot Fee	Warning	11/13/2023				
1670 S Treasure Drive	Vacant Lot Fee	Warning	11/13/2023				
7820 Miami View Drive	WWP	Citation	11/14/2023	$250.00			
7801 Center Bay Drive	Landscape	Citation	11/14/2023	$200.00			
8010 East Drive #209	WWP	Citation	11/14/2023		$200.00		
8020 East Drive #218	WWP	Citation	11/14/2023		$700.00		
1801 S Treasure Dr #526	Special Magistrate	Order	11/14/2023		$425.00		
7945 East Drive #207	Special Magistrate	Order	11/14/2023		$1,000.00		
1600 Kennedy Cswy	Trash	Warning	11/15/2023				
7505 Adventure Ave	WWP	Citation	11/16/2023	$250.00			
7918 West Drive	Prohibited Sign	Warning	11/16/2023				
1666 Kennedy Cswy	Trash	Warning	11/16/2023				
7511 Center Bay Drive	Blocking ROW	Warning	11/16/2023				
7441 Coquina Drive	Fence Mesh	Warning	11/16/2023				
7548 W Treasure Drive	Fence	Warning	11/16/2023				
7524 W Treasure Drive	Fence	Warning	11/16/2023				
7516 W Treasure Drive	Fence Mesh	Warning	11/16/2023				
7524 W Treasure Drive	Vacant Lot Fee	Citation	11/17/2023		$250.00		
7920 East Drive	Landscape	Warning	11/17/2023				
7925 East Drive	Vacant Lot Fee	Citation	11/17/2023		$250.00		
7923 East Drive	Vacant Lot Fee	Citation	11/17/2023		$250.00		
7922 East Drive	Vacant Lot Fee	Citation	11/17/2023		$250.00		
1725 Kennedy Cswy	Vacant Lot Fee	Citation	11/20/2023		$250.00		
23-3209-008-1200	Vacant Lot Fee	Citation	11/20/2023		$250.00		

7600 Beach View Drive	Landscape	Warning	11/21/2023				
7701 Beach View Drive	Construction Site Maint	Warning	11/21/2023				
7711 Beach View Drive	Construction Site Maint	Warning	11/21/2023				
7820 Miami View Drive	WWP	Citation	11/21/2023		$250.00		
1356 Bay Terrace	Vacant Lot Fee	Warning	11/21/2023		$250.00		
7516 W Treasure Drive	Vacant Lot Fee	Warning	11/21/2023		$250.00		
7420 Beach View Drive	Noise	Citation	11/22/2023		$500.00		
7420 Beach View Drive	Noise	Citation	11/22/2023		$250.00		
7801 Center Bay Drive	Landscape	Citation	11/27/2023		$200.00		
7401 Beach View Drive	Vacant Lot Fee	Warning	11/28/2023		$250.00		
7938 West Drive	Vacant Lot Fee	Warning	11/28/2023		$250.00		
7940 West Drive	Vacant Lot Fee	Warning	11/28/2023		$250.00		
7701 Beach View Drive	Construction Site Maint.	Citation	11/27/2023	$250.00		yes	2
1872 Kennedy Cswy	Fence Mesh	Warning	11/28/2023				
1601 Kennedy Cswy	Open/Unsecure	Warning	11/28/2023				
7901 Hispanola Ave	Sign Maintenance	Warning	11/29/2023				
8000 West Drive	Bulk Trash	Warning	11/30/2023				
(20) Lien Searches							
				$2,550.00	$6,475.00		
	Code	**Statistics**	**Dec-23**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7537 Adventure Ave	Bulk Trash	Warning	12/1/2023				
7910 West Drive	WWP	Citation	12/2/2023	$250.00			
7600 Miami View Drive	Noise	Warning	12/2/2023				
7508 W Treasure Drive	Fence	Warning	12/4/2023				
1665 Kennedy Cswy	Commercial Vehicle	Warning	12/4/2023				
7508 W Treasure Drive	Vacant Lot Fee	Warning	12/5/2023		$250.00		
7601 Coquina Drive	Bulk Trash	Warning	12/6/2023				
7915 East Drive	Operating/Advertising	Warning	12/6/2023				
1800 Kennedy Cswy #111	WWP	Citation	12/6/2023	$250.00			
7904 West Drive #515	Operating/Advertising	Citation	12/7/2023	$500.00			
7904 West Drive #515	BTR	Citation	12/7/2023	$100.00			
1670 S Treasure Drive	Vacant Lot Fee	Warning	12/7/2023		$250.00		
23-3209-008-1210	Vacant Lot Fee	Warning	12/7/2023		$250.00		
7537 Buccaneer Ave	Bulk Trash	Warning	12/11/2023				
23-3209-001-0013	Vacant Lot Fee	Warning	12/11/2023		$250.00		
8000 East Drive	Bulk Trash	Warning	12/12/2023				
7520 W Treasure Drive	WWP	Citation	12/12/2023		$250.00		
1800 Kennedy Cswy #A111	WWP	Citation	12/12/2023		$250.00		
7801 Center Bay Drive	Open Unsecure	Warning	12/14/2023				
7801 Center Bay Drive	Pool Violation	Warning	12/14/2023				
1353 Bay Terrace	Operating/Advertising	Warning	12/18/2023				
7505 Adventure Ave	Operating/Advertising	Warning	12/18/2023				

1555 Kennedy Cswy	Vacant Lot Fee	Warning	12/18/2023		$250.00		
23-3209-000-0020	Vacant Lot Fee	Warning	12/18/2023		$250.00		
7800 Beach View Drive	Bulk Trash	Warning	12/19/2023				
7700 Center Bay Drive	Construction Site Maint.	Warning	12/19/2023				
7516 W Treasure Drive	Construction Site Maint.	Warning	12/19/2023				
1500 S Treasure Drive	Bulk Trash	Warning	12/19/2023				
7530 Coquina Drive	WWP	Citation	12/21/2023	$250.00			
7911 East Drive	Minimum Housing	Warning	12/21/2023				
7601 E Treasure Drive	WWP	Citation	12/26/2023	$250.00			
1460 S Treasure Drive	WWP	Citation	12/26/2023	$250.00			
7910 West Drive	WWP	Citation	12/27/2023		$250.00		
7904 West Drive	Trash Violation	Warning	12/28/2023				
7601 E Treasure Drive	Minimum Housing	Warning	12/28/2023				
1601-47 N Treasure Drive	Trash Violation	Warning	12/29/2023				
(36) Lien Searches							
				$1,850.00	$2,250.00		

	Code	**Statistics**	**Jan-24**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7711 Beach View Drive	Blocking ROW	Warning	1/2/2024				
1801 S Treasure Drive #314	Noise	Warning	1/2/2024				
1872 Kennedy Cswy	WWP	Warning	1/2/2024				
1500 Kennedy Cswy	Landscape	Warning	1/2/2024				
7904 West Drive #515	BTR	Citation	1/3/2024		$100.00		
7904 West Drive #515	Operating/Advertising	Citation	1/3/2024		$500.00		
7501 E Treasure Drive #3EF	Special Magistrate	Order	1/4/2024		$1,200.00		
7700 Miami View Drive	Trash Violation	Warning	1/4/2024				
7528 Bounty Ave	Bulk Trash	Warning	1/5/2024				
7520 W Treasure Drive	Noise	Warning	1/5/2024				
7532 Bounty Ave	Blocking ROW	Warning	1/5/2024				
7520 W Treasure Drive	Bulk Trash	Warning	1/5/2024				
7520 W Treasure Drive	WWP	Citation	1/5/2024	$250.00			
1880 S Treasure Drive #2F	WWP	Citation	1/8/2024	$250.00			
1625 Kennedy Cswy	Knox Box	Warning	1/8/2024				
7801 Center Bay Drive	Construction Site Maint.	Warning	1/8/2024				
7801 Hispanola Ave	Bulk Trash	Warning	1/8/2024				
1460 S Treasure Drive	WWP	Citation	1/8/2024		$250.00		
7920 East Drive	Bulk Trash	Warning	1/9/2024				
7918 West Drive	Graffiti	Warning	1/8/2024				
7541 W Treasure Drive	Bulk Trash	Warning	1/9/2024				
7508 W Treasure Drive	Construction Site Maint.	Warning	1/9/2024				
7929/7931 East Drive	Bulk Trash	Warning	1/10/2024				
1580 Kennedy Cswy	Prohibited Signs	Warning	1/10/2024				
7548 Bounty Ave	Boat Regulations	Warning	1/11/2024				

1671 S Treasure Drive	WWP	Citation	1/11/2024	$250.00		Yes	1
7520 W Treasure Drive	Noise	Warning	1/12/2024				
7510 Coquina Drive	Boat Regulations	Warning	1/16/2024				
1508 Kennedy Cswy	Noise	Warning	1/16/2024				
7920 East Drive	Bulk Trash	Citation	1/16/2024	$200.00			
1801 S Treasure Drive	Bulk Trash	Warning	1/16/2024				
7929/7931 East Drive	Bulk Trash	Warning	1/16/2024				
7711 Beach View Drive	Illicit Discharge	Citation	1/17/2024	$250.00			
7621 Coquina Drive	Construction Site Maint.	Warning	1/17/2024				
7440 Miami View Drive	Bulk Trash	Warning	1/18/2024				
7521 Coquina Drive	WWP	Citation	1/18/2024	$250.00			
7520 W Treasure Drive	WWP	Citation	1/18/2024		$250.00		
7521 Coquina Drive	WWP	Citation	1/18/2024		$250.00		
1400 S Treasure Drive	Bulk Trash	Warning	1/18/2024				
7524 Bounty Ave	Illicit Discharge	Warning	1/19/2024				
1880 S Treasure Drive #2F	WWP	Citation	1/19/2024		$250.00		
7501 Adventure Ave	Bulk Trash	Warning	1/20/2024				
7530 Coquina Drive	Noise	Citation	1/20/2024				
1872 Kennedy Cswy	Graffiti	Warning	1/22/2024				
7801 Center Bay Drive	Expired Permits	Warning	1/23/2024				
7920 East Drive	Bulk Trash	Warning	1/23/2024				
7711 Beach View Drive	Construction Site Maint.	Warning	1/24/2024				
7501 E Treasure Drive	Building Maintenance	Warning	1/24/2024				
7530 Coquina Drive	Noise	Citation	1/24/2024		$250.00		
7521 Center Bay Drive	Prohibited Signs	Warning	1/25/2024				
7400 Beach View Drive	Special Magistrate	Order	1/26/2024		$250.00		
7400 Beach View Drive	Special Magistrate	Order	1/26/2024		$75.00		
1880 S Treasure Drive	Noise	Citation	1/27/2024	$250.00			
7601 E Treasure Drive	WWP	Citation	1/29/2024		$250.00		
7904 West Drive #903	Special Magistrate	Order	1/29/2024		$500.00		
7920 East Drive	Bulk Trash	Citation	1/30/2024	$200.00			
1850 S Treasure Drive	Bulk Trash	Warning	1/30/2024				
7549 Bounty Ave	Special Magistrate	Order	1/30/2024		$1,700.00		
1872 Kennedy Causeway	Construction Site Maint.	Warning	1/30/2024				
7917 West Drive	Bulk Trash	Citation	1/31/2024	$200.00			
7511 Coquina Drive	Bulk Trash	Warning	1/31/2024				
7553 W Treasure Drive	WWP	Citation	1/31/2024		$250.00		
7557 Mutiny Ave	Special Magistrate	Order	1/31/2024		$5,000.00		
7549 Bounty Ave	Special Magistrate	Order	1/31/2024		$1,700.00		
(15) Lien Searches							
				$2,100.00	$12,775.00		
	Code	**Statistics**	**Feb-24**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes

7520 Miami View Drive	Bulk Trash	Warning	2/1/2024				
7915 East Drive	Bulk Trash	Warning	2/1/2024				
1601 Kennedy Cwwy	Open/Unsecure	Warning	2/2/2024				
7918 West Drive	Construction Site Maint.	Warning	2/4/2024				
7917 West Drive	Bulk Trash	Citation	2/5/2024		$200.00		
1550 Kennedy Cswy	Building Maintenance	Warning	2/5/2024				
1400 S Treasure Drive	WWP	Warning	2/5/2024				
1801 Galleon Street	Bulk Trash	Warning	2/5/2024				
7700 Center Bay Drive	WWP	Citation	2/6/2024	$250.00			
7700 Center Bay Drive	Expired Permits	Warning	2/6/2024				
7711 Beach View Drive	Construction Site Maint.	Warning	2/6/2024				
Treasure Island	Prohibited Sign	Removed	2/6/2024				
7711 Beach View Drive	Construction Site Maint.	Citation	2/7/2024	$500.00			
7800 Beach View Drive	Bulk Trash	Warning	2/7/2024				
7910 West Drive	Bulk Trash	Warning	2/7/2024				
7700 Center Bay Drive	Fence Maintenance	Warning	2/7/2024				
7601 E Treasure Dr #PH106	Noise	Citation	2/8/2024		$250.00		
7532 Bounty Ave	Blocking ROW	Warning	2/8/2024				
1872 Kennedy Cswy	Trash	Warning	2/8/2024				
7917 West Drive	Bulk Trash	Warning	2/13/2024				
7504 W Treasure Drive	Special Magistrate	Order	2/14/2024		$325.00		
7505 Adventure Ave	WWP	Citation	2/14/2024		$250.00		
1670 S Treasure Drive	Trash	Citation	2/15/2024		$200.00		
1872 Kennedy Cswy	Blocking ROW	Warning	2/15/2024				
1353 Bay Terrace	Expired Permits	Warning	2/20/2024				
7920 East Drive	Bulk Trash	Warning	2/20/2024				
23-3209-008-0590	Vacant Lot Fee	Warning	2/20/2024		$250.00		
Treasure Island	Prohibited Sign	Removed	2/20/2024				
1625 Kennedy Cswy	WWP	Warning	2/21/2024				
7700 Coquina Drive	Bulk Trash	Warning	2/21/2024				
7934 West Drive #1201	WWP	Citation	2/22/2024		$250.00		
1440 S Treasure Drive	WWP	Citation	2/22/2024	$250.00			
1880 S Treasure Drive	Noise	Citation	2/23/2024		$250.00		
7924 W Treasure Drive	Fence Mesh	Warning	2/26/2024				
1671 S Treasure Drive	WWP	Citation	2/26/2024		$250.00		
1440 S Treasure Drive	WWP	Citation	2/27/2024		$250.00		
7401 Center Bay Drive	WWP	Warning	2/27/2024				
7545 Cutlass Ave	Bulk Trash	Warning	2/27/2024				
7533 Bounty Ave	WWP	Warning	2/28/2024				
7521 Hispanola Ave	WWP	Warning	2/28/2024				
7529 Hispanola Ave	WWP	Warning	2/28/2024				
7540 Bounty Ave	WWP	Warning	2/28/2024				
7611 Coquina Drive	WWP	Warning	2/28/2024				
7557 Mutiny Ave	WWP	Warning	2/28/2024				
7521 Center Bay Drive	WWP	Warning	2/28/2024				
7421 Coquina Drive	WWP	Warning	2/28/2024				
1600 Kennedy Cswy	Shopping Cart	Warning	2/28/2024				

7530 Coquina Drive	Construction Site Maint.	Warning	2/28/2024				
7548 Adventure Ave	Trash Cans	Warning	2/28/2024				
7730 Miami View Drive	WWP	Warning	2/28/2024				
7920 East Drive	Stagnant Water	Warning	2/29/2024				
8000 West Drive #319	Noise	Citation	2/29/2024		$250.00		
7505 Hispanola Ave	Blocking ROW	Warning	2/29/2024				
1872 Kennedy Cswy	Open/Unsecure	Warning	2/29/2024				
1701 Kennedy Cswy	Sign Maintenance	Warning	2/29/2024				
(21) Lien Searches							
				$1,000.00	$2,725.00		

	Code	**Statistics**	**Mar-24**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7508 W Treasure Drive	Open/Unsecure	Warning	3/1/2024				
7900 Harbor Island Drive	Leaf Blowers	Warning	3/1/2024				
7516 W Treasure Drive	Fence Mesh	Warning	3/4/2024				
1872 Kennedy Cswy	Construction Site Maint.	Warning	3/4/2024				
Treasure Island	Prohibited Sign	Removed	3/4/2024				
Treasure Island	Prohibited Sign	Removed	3/4/2024				
Treasure Island	Prohibited Sign	Removed	3/4/2024				
Treasure Island	Prohibited Sign	Removed	3/4/2024				
Treasure Island	Prohibited Sign	Removed	3/4/2024				
Treasure Island	Prohibited Sign	Removed	3/4/2024				
Treasure Island	Prohibited Sign	Removed	3/4/2024				
7920 East Drive	Bulk Trash	Warning	3/5/2024				
7920 East Drive	Landscape	Warning	3/5/2024				
7631 Miami View Drive	Fence Mesh	Warning	3/6/2024				
7711 Beach View Drive	Construction Site Maint.	Warning	3/6/2024				
1630 S Treasure Drive	Vacant Lot Fee	Warning	3/6/2024		$250.00		
7921 East Drive	Bulk Trash	Warning	3/7/2024				
7510 Beach View Drive	Minimum Housing	Citation	3/8/2024		$250.00		
1353 Bay Terrace	Operating/Advertising	Warning	3/11/2024				
7505 Adventure Ave	Operating/Advertising	Citation	3/11/2024	$250.00			
7924 East Drive	Bulk Trash	Warning	3/12/2024				
7700 Coquina Drive	Bulk Trash	Warning	3/12/2024				
23-3209-001-0250	Landscape	Warning	3/12/2024				
8000 West Drive	Food Truck	Removed	3/12/2024				
7508 Mutiny Ave	Bulk Trash	Warning	3/13/2024				
1865 Kennedy Cswy #9I	WWP	Citation	3/14/2024		$250.00		
7549 Bounty Ave	Bulk Trash	Warning	3/14/2024				
7440 Miami View Drive	Bulk Trash	Warning	3/14/2024				
23-3209-008-0590	Landscape	Warning	3/14/2024				
7701 Center Bay Drive	Tree Removal/Trash	Warning	3/14/2023				

7600 Coquina Drive	Painting	Warning	3/14/2024				
7920 East Drive	Bulk Trash	Citation	3/15/2024		$200.00		
7920 East Drive	Bulk Trash	Citation	3/15/2024		$200.00		
1625 Kennedy Cswy	Noise	Citation	3/16/2024	$250.00			
7600 Coquina Drive	Noise	Warning	3/16/2024				
7631 Miami View Drive	Prohibited Sign	Warning	3/18/2024				
1600 Kennedy Cswy	Bulk Trash	Warning	3/18/2024				
7500 Beach View Drive	Handbills	Warning	3/18/2024				
1872 Kennedy Cswy	Noise	Citation	3/18/2024	$250.00			
7929/7931 East Drive	Bulk Trash	Warning	3/19/2024				
7601 Beach View Drive	Trash Cans	Warning	3/19/2024				
1666 Kennedy Cswy #203	BTR	Warning	3/19/2024				
1666 Kennedy Cswy #510	BTR	Warning	3/19/2024				
1666 Kennedy Cswy #509	BTR	Warning	3/19/2024				
1666 Kennedy Cswy #207	BTR	Warning	3/19/2024				
1666 Kennedy Cswy #400	BTR	Warning	3/19/2024				
1666 Kennedy Cswy #412	BTR	Warning	3/19/2024				
7701 Beach View Drive	Trash Cans	Warning	3/20/2024				
7920 East Drive	Pool Violation	Warning	3/20/2024				
1601 Kennedy Cswy	Open/Unsecure	Warning	3/20/2024				
7548 W Treasure Drive	Trash	Warning	3/20/2024				
7711 Beach View Drive	Trash Cans	Warning	3/20/2024				
1700 Kennedy Cswy #CU1	BTR	Warning	3/21/2024				
7904 West Drive #2	BTR	Warning	3/21/2024				
7904 West Drive #CU6	BTR	Warning	3/21/2024				
7910 West Drive #100	BTR	Warning	3/21/2024				
1600 Kennedy Cswy	BTR	Warning	3/21/2024				
1440 Kennedy Cswy #100	BTR	Warning	3/21/2024				
7525 E Treasure Drive	BTR	Warning	3/21/2024				
7552 Hispanola Ave	BTR	Warning	3/22/2024				
7905 East Drive #7A	BTR	Warning	3/22/2024				
1880 S Treasure Drive #1P	BTR	Warning	3/22/2024				
7501 E Treasure Drive #103	BTR	Warning	3/22/2024				
7924 East Drive #PH501	BTR	Warning	3/22/2024				
8000 West Drive #430	BTR	Warning	3/22/2024				
1801 Galleon Street	BTR	Warning	3/22/2024				
1819-1855 Kennedy Cswy	Special Magistrate	Order	3/22/2024		$1,500.00		
7510 Coquina Drive	Property Maintenance	Warning	3/28/2024				
7504 Adventure Ave	Bulk Trash	Warning	3/28/2024				
7517 Bounty Ave	Bulk Trash	Warning	3/28/2024				
1601 Kennedy Cswy	Bulk Trash	Warning	3/29/2024				
1790 Kennedy Cswy	Bulk Trash	Citation	3/29/2024	$250.00			
7540 Buccaneer Ave	Noise	Warning	3/30/2024				
7544 Buccaneer Ave	WWP	Citation	3/30/2024	$250.00			
(36) Lien Searches							
				$1,250.00	$2,650.00		

	Code	Statistics	Apr-24	$	$	X	X
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7520 W Treasure Drive	WWP	Citation	4/1/2024	$250.00			
7516 W Treasure Drive	Landscape	Warning	4/1/2024				
Harbor Island	Prohibited Sign	Removed	4/1/2024				
7401 Miami View Drive	Landscape	Warning	4/1/2024				
7904 West Drive #515	Special Magistrate	Order	4/2/2024		$1,500.00		
1670 S Treasure Drive	Fence Mesh	Warning	4/2/2024				
Treasure Island	Prohibited Sign	Removed	4/2/2024				
7910 West Drive	Bulk Trash	Warning	4/2/2024				
7941/7939 West Drive	Knox Box	Warning	4/2/2024				
7601 E Treasure Dr #CU14	Noise	Warning	4/2/2024				
7601 E Treasure Dr #1209	Noise	Citation	4/1/2024	$250.00			
7600 Beach View Drive	Special Magistrate	Order	4/2/2024		$4,700.00		
7601 E Treasure Dr #CU14	WWP	Citation	4/3/2024	$250.00			
7701 Coquina Drive	Landscape/Trash	Warning	4/3/2024				
7917 West Drive	Trash	Warning	4/3/2024				
7530 Coquina Drive	Noise	Citation	4/3/2024		$250.00		
1601 Kennedy Cswy	Trash	Warning	4/3/2024				
7504 Bounty Ave	BTR/Operating License	Warning	4/4/2024				
7544 W Treasure Drive	BTR/Operating License	Warning	4/4/2024				
7904 West Drive #817	BTR/Operating License	Warning	4/4/2024				
7711 Beach View Drive	Illicit Discharge	Citation	4/4/2024		$250.00		
7711 Beach View Drive	Illicit Discharge	Citation	4/4/2024		$500.00		
7904 West Drive #1015	BTR/Operating License	Warning	4/4/2024				
1625 Kennedy Cswy	Noise	Citation	4/4/2024		$250.00		
7904 West Drive #904	BTR/Operating License	Warning	4/4/2024				
7910 Harbor Island Dr #709	Noise	Citation	4/4/2024		$100.00		
7904 West Drive #712	BTR/Operating License	Warning	4/4/2024				
7521 Cutlass Ave	BTR/Operating License	Warning	4/4/2024				
7544 Mutiny Ave	BTR/Operating License	Warning	4/4/2024				
1800 S Treasure Drive	BTR	Warning	4/4/2024				
7904 West Drive #415	BTR/Operating License	Warning	4/4/2024				
7505 Mutiny Ave	BTR/Operating License	Warning	4/4/2024				
7910 West Drive	BTR	Warning	4/4/2024				
7904 West Drive #707	BTR/Operating License	Warning	4/4/2024				
7548 Adventure Ave	BTR/Operating License	Warning	4/4/2024				
7904 West Drive #805	BTR/Operating License	Warning	4/4/2024				
7529 Mutiny Ave	Operating/Advertising	Warning	4/4/2024				
Treasure Island	Prohibited Sign	Removed	4/4/2024				
7528 Cutlass Ave	Noise	Warning	4/6/2024				
7500 W Treasure Drive	Noise	Warning	4/6/2024				
7529 Mutiny Ave	Prohibited Signs	Removed	4/6/2024				

1701 N Treasure Drive	Landscape/ROW	Warning	4/6/2024				
7920 East Drive	Illicit Discharge	Citation	4/9/2024	$250.00			
7918 West Drive	Fence Mesh	Warning	4/9/2024				
7910 West Drive	Trash Violation	Warning	4/10/2024				
7528 Buccaneer Ave	Operating/Advertising	Warning	4/12/2024				
1701 N Treasure Dr #7	Landscape/ROW	Warning	4/12/2024				
7500 Beach View Drive	Noise	Citation	4/13/2024	$250.00			
1750 S Treasure Drive	Noise	Citation	4/13/2024	$250.00			
7512 Cutlass Ave	Noise	Citation	4/13/2024	$250.00			
1470 N Treasure Drive	WWP	Citation	4/13/2024	$250.00			
7524 Buccaneer Ave	Noise	Warning	4/13/2024				
7918 West Drive	Construction Site Maint.	Warning	4/13/2024				
7920 East Drive	Pool Violation	Warning	4/15/2024				
7512 Cutlass Ave	Noise	Citation	4/15/2024		$250.00		
7531 Coquina Drive	Operating/Advertising	Warning	4/16/2024				
7510 Coquina Drive	Trash	Warning	4/16/2024				
7801 Center Bay Drive	Noise	Citation	4/19/2024	$250.00			
7700 Miami View Drive	Trash/Recycle Cans	Warning	4/19/2024				
7711 Beach View Drive	Construction Site Maint.	Warning	4/18/2024				
1470 N Treasure Drive	WWP	Citation	4/23/2024		$250.00		
1540 N Treasure Drive	Noise	Warning	4/24/2024				
7508 W Treasure Drive	Prohibited Sign	Warning	4/24/2024				
7516 Bounty Ave	WWP	Citation	4/24/2024	$250.00			
7529 Bounty Ave	WWP	Citation	4/24/2024	$250.00			
1570 S Treasure Drive	Trash/Recycle Cans	Warning	4/24/2024				
7400 Coquina Drive	Bulk Trash	Warning	4/25/2024				
8000 West Drive	Noise	Warning	4/25/2024				
7520 W Treasure Drive	WWP	Citation	4/25/2024	$250.00			
1365 Bay Terrace	Operating/Advertising	Warning	4/26/2024				
7934 West Drive #1001	Noise	Citation	4/26/2024		$250.00		
7520 Center Bay Drive	Noise	Citation	4/27/2024	$250.00			
7909 East Drive #203	WWP	Citation	4/27/2024	$250.00			
7800 Miami View Drive	Trash/Recycle Cans	Warning	4/29/2024				
1357 Bay Terrace	WWP	Citation	4/29/2024	$250.00			
1353 Bay Terrace	WWP	Citation	4/29/2024	$250.00			
7545 W Treasure Drive	Noise	Citation	4/29/2024		$250.00		
7811 Beach View Drive	Trash/Recycle Cans	Warning	4/29/2024				
8000 West Drive	Bulk Trash	Warning	4/29/2024				
7920 East Drive	Bulk Trash	Warning	4/29/2024				
7920 East Drive	Illicit Discharge	Citation	4/30/2024		$250.00		
7516 W Treasure Drive	Landscape	Warning	4/30/2024				
(25) Lien Searches							
				$4,000.00	$8,800.00		
	Code	**Statistics**	**May-24**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7801 Center Bay Drive	Construction Site Maint.	Warning	5/1/2024				
23-3209-008-0590	Landscape/Trash	Warning	5/1/2024				
1681 Kennedy Cswy	Trash	Warning	5/1/2024				
7521 Adventure Ave	Landscape/ROW	Warning	5/2/2024				
7504 Adventure Ave	Landscape/ROW	Warning	5/2/2024				
7421 Beach View Drive	Bulk Trash	Warning	5/2/2024				
7711 Beach View Drive	Landscape	Warning	5/2/2024				
7720 Coquina Drive	Bulk Trash	Warning	5/2/2024				
7721 Coquina Drive	Bulk Trash	Warning	5/2/2024				
1601 Kennedy Cswy	Bulk Trash	Warning	5/2/2024				
7516 Bounty Ave	WWP	Citation	5/2/2024		$250.00		
7544 Buccaneer Ave	WWP	Citation	5/3/2024		$250.00		
7540 W Treasure Drive	Noise	Citation	5/4/2024	$250.00			
7540 W Treasure Drive	Noise	Citation	5/4/2024	$500.00			
1353 Bay Terrace	Trash/Recycle Cans	Warning	5/4/2024				
7721 Coquina Drive	Trash/Recycle Cans	Warning	5/4/2024				
7520 Center Bay Drive	Noise	Citation	5/6/2024		$250.00		
1600 Kennedy Cswy	Bulk Trash	Warning	5/8/2024				
7811 Beach View Drive	Trash/Recycle Cans	Warning	5/9/2024				
7920 East Drive	Bulk Trash	Warning	5/9/2024				
7917 West Drive	Bulk Trash	Warning	5/9/2024				
Treasure Island	Bulk Trash	Removed	5/9/2024				
1900 S Treasure Drive	Property Maintenance	Warning	5/9/2024				
7501 E Treasure Drive	WWP	Citation	5/9/2024	$250.00			
7516 E Treasure Drive	Property Maintenance	Warning	5/11/2024				
1357 Bay Terrace	WWP	Citation	5/13/2024		$250.00		
1872 Kennedy Cswy	Trash	Warning	5/13/2024				
Treasure Island	Prohibited Sign	Removed	5/14/2024				
Treasure Island	Prohibited Sign	Removed	5/14/2024				
7513 W Treasure Drive	WWP	Citation	5/15/2024	$250.00			
7501 E Treasure Drive	WWP	Citation	5/15/2024		$250.00		
1872 Kennedy Cswy	Trash	Warning	5/15/2024				
7525 Adventure Ave	WWP	Citation	5/15/2024	$250.00			
1666 Kennedy Cswy #502	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #503	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #505	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #202	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #206	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #203	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #600	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #209	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #409	BTR	Warning	5/16/2024				
1666 Kennedy Cswy #411	BTR	Warning	5/16/2024				

1666 Kennedy Cswy #410	BTR	Warning	5/16/2024				
7520 W Treasure Drive	WWP	Citation	5/18/2024	$250.00			
7917 West Drive	Trash Violation	Warning	5/20/2024				
7910 West Drive	Minimum Housing	Warning	5/20/2024				
7520 W Treasure Drive	WWP	Citation	5/20/2024		$250.00		
7801 Center Bay Drive	Construction Site Maint.	Warning	5/21/2024				
23-3209-008-0590	Bulk Trash	Warning	5/21/2024				
1510 S Treasure Drive	Bulk Trash	Warning	5/21/2024				
7540 W Treasure Drive	Noise	Citation	5/22/2024		$250.00	Yes	1
7540 W Treasure Drive	Noise	Citation	5/22/2024		$500.00	Yes	2
1353 Bay Terrace	WWP	Citation	5/22/2024		$250.00		
7801 Center Bay Drive	Noise	Citation	5/22/2024		$250.00		
7500 Beach View Drive	Noise	Citation	5/22/2024		$250.00		
1600 Kennedy Cswy	Trash	Warning	5/23/2024				
7513 W Treasure Drive	WWP	Citation	5/23/2024		$250.00		
7920 East Drive	Pool Violation	Warning	5/28/2024				
7700 Center Bay Drive	WWP	Citation	5/28/2024		$250.00		
1800 Kennedy Cswy #A111	Special Magistrate	Order	5/28/2024		$600.00		
7927 East Drive	Bulk Trash	Warning	5/28/2024				
7921 East Drive	Knox Box	Warning	5/29/2024				
7421 Miami View Drive	Bulk Trash	Warning	5/29/2024				
7910 West Drive	Special Magistrate	Order	5/29/2024		$1,700.00		
7410 Beach View Drive	Pool Violation	Warning	5/30/2024				
7530 Coquina Drive	WWP	Citation	5/31/2024	$250.00			
7529 Bounty Ave	WWP	Citation	5/31/2024		$250.00		
(51) Lien Searches							
				$2,000.00	$6,050.00		

	Code	**Statistics**	**Jun-24**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1540 N Treasure Drive	WWP	Citation	6/1/2024	$250.00			
7821 Beach View Drive	Prohibited Sign	Removed	6/1/2024				
1735 N Treasure Drive	Minimum Housing	Warning	6/3/2024				
1353 Bay Terrace	Operating/Advertising	Warning	6/3/2024				
1800 Kennedy Cswy	Bulk Trash	Warning	6/3/2024				
7530 Coquina Drive	WWP	Citation	6/3/2024		$250.00		
1900 S Tresure Dr #7P	Minimum Housing	Warning	6/4/2024				
7520 Miami View Drive	Bulk Trash	Warning	6/4/2024				
7549 Bounty Ave	Blocking ROW	Warning	6/5/2024				
1750 S Treasure Drive	Noise	Citation	6/5/2024		$250.00		
7910 Harbor Island Drive	BTR	Warning	6/5/2024				
7504 Adventure Ave	BTR	Warning	6/5/2024				
7544 W Treasure Drive	BTR	Warning	6/5/2024				
7529 Bounty Ave	BTR	Warning	6/5/2024				

1666 Kennedy Cswy #500	BTR	Warning	6/5/2024				
1540 N Treasure Drive	WWP	Citation	6/6/2024		$250.00		
Various Locations	Single Use Plastic	Outreach	6/5/2024				
7623 Beach View Drive	Noise	Citation	6/6/2024		$250.00		
7528 Buccaneer Ave	Bulk Trash	Warning	6/6/2024				
7701 Miami View Drive	Recycle Cans	Warning	6/8/2024				
7530 Miami View Drive	Prohibited Signs	Removed	6/8/2024				
7811 Beach View Drive	Prohibited Signs	Removed	6/8/2024				
7520 W Treasure Drive	WWP	Citation	6/11/2024		$250.00		
7901 Hispanola Ave #1901	BTR	Warning	6/12/2024				
7529 Bounty Ave	BTR	Warning	6/12/2024				
7520 Buccaneer Ave	BTR	Warning	6/12/2024				
8000 West Drive #726	BTR	Warning	6/12/2024				
7525 E Treasure Dr #716	BTR	Warning	6/12/2024				
Various Locations	Construction Storm Prep	Flooding	6/12/2024				
7711 Beach View Drive	Illicit Discharge	Citation	6/13/2024	$750.00			
7711 Beach View Drive	Stop Work Order	Posted	6/13/2024				
7711 Beach View Drive	Stop Work Order	Warning	6/14/2024				
7918 Harbor Island Dr #C109	BTR	Warning	6/14/2024				
1790 S Treasure Dr #2A	BTR	Warning	6/14/2024				
7520 Buccaneer Ave	BTR	Warning	6/14/2024				
7901 Hispanola Ave #1901	BTR	Warning	6/14/2024				
7928 East Drive #1506	BTR	Warning	6/14/2024				
1701 N Treasure Drive	Trash	Citation	6/14/2024	$200.00			
7531 Beach View Drive	Noise	Warning	6/15/2024				
7900 Harbor Island Drive	Bulk Trash Vessel	Warning	6/17/2024				
1872 Kennedy Cswy	Noise	Citation	6/18/2024	$500.00			
1872 Kennedy Cswy	Trash/Landscape	Warning	6/18/2024				
1790 Kennedy Cswy	Trash	Citation	6/19/2024		$200.00		
7504 Mutiny Ave	Noise	Warning	6/19/2024				
7920 East Drive	Pool Violation	Warning	6/20/2024				
7934 West Drive #1602	BTR	Warning	6/21/2024				
7900 Harbor Island Dr #1112	BTR	Warning	6/21/2024				
1666 Kennedy Cswy #610	BTR	Warning	6/21/2024				
1880 S Treasure Drive #2P	BTR	Warning	6/21/2024				
1666 Kennedy Cswy #503	BTR	Warning	6/21/2024				
1600-1624 Kennedy Cswy	Noise	Citation	6/22/2024	$250.00			
1600-1624 Kennedy Cswy	WWP	Citation	6/22/2024	$250.00			
7530 Coquina Drive	Recycle Cans	Warning	6/22/2024				
1450 S Treasure Drive	WWP	Citation	6/22/2024	$250.00			
7548 Mutiny Ave	WWP	Citation	6/22/2024	$250.00			
7910 West Drive	Bulk Trash	Warning	6/24/2024				
1600 Kennedy Cswy	Property Maintenance	Warning	6/24/2024				
1701 N Treasure Drive	Trash	Citation	6/24/2024		$200.00		
7700 Miami View Drive	Bulk Trash	Removed	6/25/2024				
7611 Coquina Drive	Trash	Removed	6/25/2024				

7530 Coquina Drive	Trash	Removed	6/25/2024				
7521 Bounty Ave	Operating/Advertising	Warning	6/27/2024				
7919 West Drive	Bulk Trash	Warning	6/27/2024				
7711 Beach View Drive	Construction Site Maint.	Warning	6/27/2024				
7711 Coquina Drive	Trash	Warning	6/27/2024				
7720 Coquina Drive	Bulk Trash	Warning	6/27/2024				
7920 East Drive	Landscape	Warning	6/27/2024				
7549 Buccaneer Ave	Operating/Advertising	Warning	6/27/2024				
7549 Buccaneer Ave	Expired Permits	Warning	6/27/2024				
7530 Miami View Drive	Blocking ROW	Warning	6/28/2024				
7505 Adventure Ave	Bulk Trash	Warning	6/28/2024				
1455 N Treasure Drive	Noise	Warning	6/29/2024				
(19) Lien Searches							
				$2,700.00	$1,650.00		
	Code	**Statistics**	**Jul-24**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1666 Kennedy Cswy #610	BTR	Warning	7/1/2024				
1666 Kennedy Cswy #500	BTR	Warning	7/1/2024				
7525 E Treasure Drive	Bulk Trash	Warning	7/1/2024				
1555 Kennedy Cswy	Bulk Trash	Warning	7/2/2024				
1555 N Treasure Drive	Bulk Trash	Warning	7/2/2024				
1600 Kennedy Cswy	Noise	Citation	7/2/2024		$250.00		
7917 West Drive	Bulk Trash	Warning	7/2/2024				
1900 S Treasure Drive	Trash	Warning	7/3/2024				
1450 S Treasire Drive	WWP	Citation	7/3/2024		$250.00		
7939 East Drive	Property Maintenance	Warning	7/4/2024				
7800 Coquina Drive	Noise	Warning	7/4/2024				
7520 Coquina Drive	Noise	Citation	7/4/2024	$250.00			
7631 Miami View Drive	Noise	Warning	7/4/2024				
1540 S Treasure Drive	Landscape	Warning	7/5/2024				
7516 W Treasure Drive	Landscape/Trash	Warning	7/5/2024				
7548 Adventure Ave	Landscape	Warning	7/5/2024				
7544 Hispanola Ave	Landscape	Warning	7/5/2024				
7540 Hispanola Ave	Landscape	Warning	7/5/2024				
7516 Mutiny Ave	Operating/Advertising	Warning	7/5/2024				
7548 Hispanola Ave	Landscape	Warning	7/5/2024				
7516 Mutiny Ave	Landscape	Warning	7/5/2024				
1671 S Treasure Drive	Landscape	Warning	7/5/2024				
1601 Kennedy Cswy	Open/Unsecure	Warning	7/6/2024				
7901 Hispanola Ave #1802	BTR	Warning	7/9/2024				
23-3209-001-0250	Landscape	Warning	7/9/2024				
1881 Kennedy Cswy #1806	BTR	Warning	7/9/2024				

7720 Miami View Drive	Parking Standards	Warning	7/10/2024				
7920 East Drive	Bulk Trash	Citation	7/10/2024	$200.00			
7920 East Drive	Landscape	Citation	7/10/2024	$200.00			
7920 East Drive	Pool Violations	Citation	7/10/2024	$200.00			
1755 Kennedy Cswy	Fence Maintenance	Warning	7/11/2024				
7910 West Drive	Bulk Trash	Warning	7/11/2024				
7524 E Treasure Drive	Trash	Warning	7/11/2024				
7520 E Treasure Drive	Blocking ROW	Warning	7/11/2024				
7601 E Treasure Drive	WWP	Citation	7/11/2024	$250.00			
7621 Coquina Drive	Noise	Warning	7/13/2024				
7548 Mutiny Ave	WWP	Citation	7/15/2024		$250.00		
7504 W Treasure Drive	Noise	Citation	7/15/2024		$250.00		
1440 Kennedy Cswy #1406	BTR	Warning	7/16/2024				
1700 Kennedy Cswy #160	BTR	Warning	7/16/2024				
1700 Kennedy Cswy #140	BTR	Warning	7/16/2024				
1665 Kennedy Cswy (valet)	BTR	Warning	7/16/2024				
7421 Coquina Drive	Commercial Vehicle	Warning	7/17/2024				
7531 Center Bay Drive	Comm Vehicle/BTR	Warning	7/18/2024				
7811 Beach View Drive	Commercial Vehicle	Warning	7/18/2024				
7548 Adventure Ave	Landscape	Citation	7/18/2024	$200.00			
1671 S Treasure Drive	Landscape	Citation	7/18/2024	$200.00			
1666 Kennedy Cswy #604	BTR	Warning	7/18/2024				
1666 Kennedy Cswy #607	BTR	Warning	7/18/2024				
1666 Kennedy Cswy #500	BTR	Warning	7/18/2024				
1666 Kennedy Cswy #501	BTR	Warning	7/18/2024				
1666 Kennedy Cswy #504	BTR	Warning	7/18/2024				
1666 Kennedy Cswy #202	BTR	Warning	7/18/2024				
1666 Kennedy Cswy #506	BTR	Warning	7/18/2024				
1873 S Treasure Drive	Noise	Warning	7/19/2024				
7504 Mutiny Ave	Noise	Warning	7/19/2024				
7520 Center Bay Drive	Noise	Citation	7/22/2024		$250.00		
7544 W Treasure Drive	Landscape	Warning	7/26/2024				
7541 W Treasure Drive	Landscape	Warning	7/27/2024				
7711 Miami View Drive	Commercial Vehicle	Warning	7/27/2024				
1600 Kennedy Cswy	Trash	Warning	7/27/2024				
7700 Center Bay Drive	Special Magistrate	Order	7/30/2024		$1,200.00		
1872 Kennedy Cswy	Off-Duty Construction	Warning	7/30/2024				
7524 Cutlass Ave	Landscape	Warning	7/30/2024				
1540 N Treasure Drive	Landscape/Blocking ROW	Warning	7/30/2024				
7601 E Treasure Drive	WWP	Citation	7/31/2024		$250.00		
(13) Lien Searches							
				$1,500.00	$2,700.00		
	Code	**Statistics**	**Aug-24**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1872 Kennedy Cswy	Off-Duty Construction	Citation	8/1/2024	$250.00			
1801 S Treasure Drive	Landscape	Warning	8/1/2024				
7525 Adventure Ave	Blocking ROW	Warning	8/1/2024				
7549 Buccaneer Ave	Operating/Advertising	Citation	8/1/2024	$250.00			
7549 Buccaneer Ave	BTR	Citation	8/1/2024	$100.00			
1872 Kennedy Cswy	Off-Duty Construction	Citation	8/2/2024	$250.00			
Various Locations	Construction Storm Prep	Warning	8/2/2024				
7529 Mutiny Ave	Operating/Advertising	Citation	8/3/2024	$250.00			
7529 Mutiny Ave	BTR	Citation	8/3/2024	$100.00			
1872 Kennedy Cswy	Off-Duty Construction	Citation	8/5/2024	$250.00			
1601 Kennedy Cswy	Fence	Warning	8/5/2024				
7920 East Drive	Trash	Citation	8/5/2024	$200.00			
1666 Kennedy Cswy #300	Construction Site Maint	Citation	8/6/2024	$250.00			
1872 Kennedy Cswy	Off-Duty Construction	Citation	8/6/2024	$250.00			
7938-7940 West Drive	Construction Site Maint	Warning	8/6/2024				
7938-7940 West Drive	Graffiti	Removed	8/6/2024				
7509 Buccaneer Ave	Landscpae	Warning	8/8/2024				
7548 W Treasure Drive	Landscape	Warning	8/8/2024				
7925 West Drive	Special Magistrate	Order	8/9/2024		$7,000.00		
7521 Cutlass Ave	Bulk Trash	Warning	8/9/2024				
1872 Kennedy Cswy	Off-Duty Construction	Citation	8/9/2024	$250.00			
7701 Coquina Drive	Landscape	Warning	8/10/2024				
7801 Center Bay Drive	Landscape/Trash	Warning	8/10/2024				
7920 East Drive	Trash Violation	Warning	8/12/2024	$200.00			
1872 Kennedy Cswy	Off-Duty Construction	Citation	8/12/2024	$250.00			
7410 Beach View Drive	Bulk Trash	Warning	8/13/2024				
7508 W Treasure Drive	Fence Mesh	Warning	8/14/2024				
7801 Center Bay Drive	Special Magistrate	Order	8/14/2024		$1,000.00		
1670 S Treasure Drive	Landscape/Trash	Warning	8/14/2024				
7610 Miami View Drive	Noise	Warning	8/17/2024				
7600 Beach View Drive	Landscape/Debris	Warning	8/19/2024				
7910 West Drive	Bulk Trash	Warning	8/20/2024				
7516 W Treasure Drive	Fence Mesh	Warning	8/20/2024				
7548 W Treasure Drive	Open/Unsecure	Resolved	8/20/2024				
7441 Coquina Drive	Construction Site Maint	Warning	8/20/2024				
1880 S Treasure Drive	WWP	Citation	8/21/2024	$250.00			
1441 S Treasure Drive	WWP	Citation	8/22/2024	$250.00			
7548 Adventure Ave	Landscape	Citation	8/22/2024		$200.00		
7525 Adventure Ave	Bulk Trash	Warning	8/22/2024				
1630 S Treasure Drive	Landscape/Fence/Trash	Warning	8/22/2024				
7621 Coquina Drive	Construction Site Maint	Warning	8/23/2024				
1450 S Treasure Drive	Recycle Cans	Warning	8/23/2024				
1471 S Treasure Drive	BTR	Warning	8/26/2024				

1455 N Treasure Drive	Property Maintenance	Warning	8/26/2024				
7601 E Treasure Drive	Order to Secure	Warning	8/28/2024				
1872 Kennedy Cswy	Open Unsecure	Warning	8/28/2024				
7601 E Treasure Drive	WWP	Citation	8/29/2024	$250.00			
7601 E Treasure Drive	Unsafe Structure	Warning	8/29/2024				
1666 Kennedy Cswy #300	Construction Site Maint	Citation	8/30/2024		$250.00		
(27) Lien Searches							
				$3,600.00	$8,450.00		
	Code	**Statistics**	**Sep-24**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
1900 S Treasure Drive	Property Maintenance	Warning	9/2/2024				
Treasure Island	Prohibited Sign	Removed	9/2/2024				
Treasure Island	Prohibited Sign	Removed	9/2/2024				
1666 Kennedy Cswy	Bulk Trash	Warning	9/3/2024				
7601 E Treasure Drive	Open / Unsecure	Warning	9/3/2024				
1670 S Treasure Drive	Fence	Warning	9/4/2024				
7923/7925 East Drive	Landscape	Warning	9/4/2024				
7921 East Drive	Bulk Trash	Warning	9/4/2024				
Treasure Island	Utility MOT	Warning	9/5/2024				
1441 S Treasure Drive	Trash Cans	Warning	9/5/2024				
1819 Kennedy Cswy	Painting	Warning	9/5/2024				
7901 Hispanola Ave	Blocking ROW	Warning	9/6/2024				
1365 Bay Terrace	Prohibited Sign	Removed	9/7/2024				
7935 East Drive	Bulk Trash	Warning	9/9/2024				
1790 Kennedy Cswy	Construction Site Maint.	Warning	9/9/2024				
7509 Buccaneer Ave	Landscpae	Citation	9/9/2024		$250.00		
7904 West Drive #602	Special Magistrate	Citation	9/9/2024		$3,500.00		
1801 S Treasure Drive	Bulk Trash	Warning	9/10/2024				
7601 E Treasure Drive	WWP	Citation	9/10/2024		$250.00		
23-3209-008-0590	Bulk Trash	Warning	9/11/2024				
7500 Coquina Drive	Bulk Trash	Warning	9/11/2024				
7401 Miami View Drive	Landscape	Warning	9/12/2024				
1880 S Treasure Drive	WWP	Citation	9/13/2024		$250.00		
7441 Coquina Drive	Construction Site Maint.	Warning	9/17/2024				
7410 Beach View Drive	Trash / Storage	Warning	9/17/2024				
1671 S Treasure Drive	Landscape	Citation	9/18/2024		$200.00		
1721 S Treasure Drive	Landscape	Warning	9/19/2024				
1508 Kennedy Cswy	Illicit Discharge	Citation	9/20/2024	$200.00			
7520 W Treasure Drive	WWP	Citation	9/20/2024		$250.00		
7401 Miami View Drive	Landscape	Citation	9/23/2024	$200.00			
1671 S Treasure Drive	Special Magistrate	Order	9/23/2024		$2,000.00		
1872 Kennedy Cswy	Noise	Citation	9/24/2024		$500.00		

Various Locations	Construction Storm Prep	Advisory	9/25/2024				
7711 Beach View Drive	Construction Site Maint.	Warning	9/25/2024				
7920 East Drive	Bulk Trash	Citation	9/26/2024	$200.00			
7508 W Treasure Drive	Open / Unsecure	Warning	9/26/2024				
7545 Adventure Ave	Bulk Trash	Warning	9/26/2024				
7500 Miami View Drive	Trash Cans	Warning	9/26/2024				
7531 Beach View Drive	Trash Cans	Warning	9/26/2024				
Various Locations	Construction Storm Prep	Advisory	9/26/2024				
7920 East Drive	WWP	Citation	9/28/2024	$250.00			
7513 Bounty Ave	Noise	Citation	9/28/2024	$250.00			
1510 S Treasure Drive	WWP	Citation	9/28/2024	$250.00			
7521 Bounty Ave	Prohibited Signs	Removed	9/28/2024				
7529 Mutiny Ave	Operating / Advertising	Citation	9/27/2024		$250.00		
7529 Mutiny Ave	BTR	Citation	9/27/2024		$100.00		
(28) Lien Searches							
				$1,350.00	$7,550.00		
	Code	**Statistics**	**Oct-24**	**$**	**$**	**X**	**X**

Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
8000 East Drive	Bulk Trash / Landscape	Warning	10/1/2024				
1872 Kennedy Cswy	Landscape	Warning	10/1/2024				
7516 W Treasure Drive	Landscape	Warning	10/1/2024				
7541 W Treasure Drive	Landscape	Warning	10/1/2024				
1801 Galleon Street	Bulk Trash	Warning	10/1/2024				
Treasure Island	Utility ROW Noise	Warning	10/2/2024				
1508 Kennedy Cswy	Illicit Discharge	Citation	10/2/2024		$200.00		
1865 Kennedy Cswy #16O	WWP	Citation	10/3/2024	$250.00			
7513 W Treasure Drive	Landscape	Warning	10/3/2024				
1510 S Treasure Drive	WWP	Citation	10/3/2024		$250.00		
7500 Beach View Drive	WWP	Citation	10/3/2024	$250.00			
1750 S Treasure Drive	WWP	Citation	10/5/2024	$250.00			
1790 Kennedy Cswy	Construction Site Maint.	Warning	10/5/2024				
1750 S Treasure Drive	Trash	Warning	10/5/2024				
7511 Beach View Drive	Construction Site Maint	Warning	10/7/2024				
7501 Center Bay Drive	Bulk Trash	Warning	10/7/2024				
7500 Center Bay Drive	Bulk Trash	Warning	10/7/2024				
7510 Center Bay Drive	Bulk Trash	Warning	10/7/2024				
7810 Beach View Drive	Bulk Trash	Warning	10/7/2024				
1331 Bay Terrace	Bulk Trash	Warning	10/7/2024				
Various Locations	Storm Preparations	Advisory	10/7/2024				
1365 Bay Terrace	Commercial Sign	Warning	10/7/2024				
7510 Coquina Drive	Bulk Trash	Warning	10/7/2024				
7441 Center Bay Drive	Landscaper	Citation	10/8/2024	$200.00			
7730 Coquina Drive	Bulk Trash	Removed	10/8/2024				

Various Locations	Storm Preparations	Advisory	10/8/2024				
7530 Coquina Drive	Bulk Trash	Warning	10/8/2024				
7421 Beach View Drive	Bulk Trash	Warning	10/8/2024				
7910 Harbor Island Drive	Construction Site Maint	Warning	10/8/2024				
7530 Miami View Drive	Bulk Trash	Warning	10/8/2024				
7512 Hispanola Ave	Bulk Trash	Removed	10/9/2024				
7536 Adventure Ave	Bulk Trash	Warning	10/9/2024				
Various Locations	Storm Preparations	Advisory	10/9/2024				
7530 Coquina Drive	Bulk Trash	Warning	10/9/2024				
7700 Center Bay Drive	Open / Unsecure	Warning	10/10/2024				
1735 N Treasure Drive	Trash Violation	Citation	10/12/2024	$200.00			
7801 Center Bay Drive	Landscape	Warning	10/14/2024				
7904 West Drive	Landscape	Warning	10/14/2024				
7431 Coquina Drive	WWP	Citation	10/15/2024	$250.00			
7524 Cutlass Ave	Bulk Trash	Warning	10/15/2024				
7560 W Treasure Drive	Recycle Can	Warning	10/15/2024				
7525 Adventure Ave	WWP	Citation	10/16/2024		$250.00		
1881 Kennedy Cswy #401	Noise	Citation	10/16/2024		$250.00		
8000 West Drive	Blocking ROW	Warning	10/17/2024				
7549 Buccaneer Ave	Operating / Advertising	Citation	10/18/2024		$250.00		
7549 Buccaneer Ave	BTR	Citation	10/18/2024		$100.00		
8000 East Drive	Trash	Citation	10/21/2024	$200.00			
8000 East Drive	Landscape	Citation	10/21/2024	$200.00			
7904 West Drive #601	Operating / Advertising	Citation	10/21/2024	$250.00			
7904 West Drive #601	BTR	Citation	10/21/2024	$100.00			
1550 Kennedy Cswy	Noise	Citation	10/21/2024	$250.00			
7410 Beach View Drive	WWP	Citation	10/21/2024	$250.00			
7500 Beach View Drive	WWP	Citation	10/21/2024		$250.00		
Treasure Island	Prohibited Sign(s)	Removed	10/21/2024				
7920 East Drive	Landscape	Citation	10/22/2024		$200.00		
7920 East Drive	Bulk Trash	Citation	10/22/2024		$200.00		
7920 East Drive	Stagnant Water	Citation	10/22/2024		$200.00		
1601-47 N Treasure Drive	Trash	Warning	10/22/2024				
7920 East Drive	Trash	Citation	10/22/2024		$200.00		
7920 East Drive	Trash Violation	Citation	10/22/2024		$200.00		
1657 N Treasure Drive	WWP	Citation	10/23/2024		$200.00		
7917 West Drive	Trash Violation	Warning	10/23/2024				
7929 West Drive	Trash Violation	Warning	10/23/2024				
Treasure Island	Prohibited Sign(s)	Removed	10/23/2024				
1865 Kennedy Cswy #16O	WWP	Citation	10/23/2024		$250.00		
1750 S Treasure Drive	WWP	Citation	10/24/2024		$250.00		
1800 Kennedy Cswy #301	Noise	Citation	10/24/2024		$250.00		
1800 Kennedy Cswy #301	WWP	Citation	10/24/2024		$250.00		
1550 Kennedy Cswy	Noise	Citation	10/24/2024		$250.00		
8000 East Drive	Trash	Citation	10/25/2024		$200.00		
1820 S Treasure Drive	Special Magistrate	Order	10/25/2024		$4,900.00		

8000 East Drive	Landscape	Citation	10/25/2024		$200.00		
7441 Center Bay Drive	Landscaper	Citation	10/28/2024		$200.00		
7920 East Drive #5	WWP	Citation	10/28/2024		$250.00		
7922 East Drive	Fence	Warning	10/28/2024				
7548 Adventure Ave	Landscape	Warning	10/29/2024				
7927 East Drive	Bulk Trash	Warning	10/29/2024				
7700 Center Bay Drive	Landscape	Warning	10/30/2024				
7520 W Treasure Drive	Special Magistrate	Order	10/30/2024		$1,000.00		
7520 W Treasure Drive	Special Magistrate	Order	10/30/2024		$1,000.00		
1441 S Treasure Drive	Recycle Cans	Warning	10/31/2024				
7532 W Treasure Drive	Bulk Trash	Warning	10/31/2024				
7501 Center Bay Drive	Bulk Trash	Warning	10/31/2024				
7536 Buccaneer Ave	Bulk Trash	Warning	10/31/2024				
(23) Lien Searches							
				$2,650.00	$11,750.00		
	Code	**Statistics**	**Nov-24**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7917 West Drive	Bulk Trash	Warning	11/4/2024				
7920 East Drive	Bulk Trash	Warning	11/4/2024				
7401 Beach View Drive	Fence Mesh	Warning	11/4/2024				
7921 East Drive	Knox Box	Citation	11/4/2024	$250.00			
7920 East Drive	Bulk Trash	Citation	11/5/2024	$200.00			
8000 East Drive	Bulk Trash	Warning	11/5/2024				
1441 S Treasure Drive	Trash Cans	Warning	11/5/2024				
1540 S Treasure Drive	Property Maintenance	Warning	11/5/2024				
1735 N Treasure Drive	Trash Violation	Citation	11/6/2024		$200.00		
7401 Beach View Drive	Open & Unsecure	Warning	11/6/2024				
7601 E Treasure Drive	Trash Violation	Citation	11/7/2024	$200.00			
Treasure Island	PD Citation	Citation	11/7/2024		$100.00		
1601 S Treasure Drive	WWP	Citation	11/9/2024	$250.00			
7541 Bounty Ave	Noise	Warning	11/9/2024				
1666 Kennedy Cswy	Property Maintenance	Warning	11/12/2024				
7531 Beach View Drive	Trash Cans	Warning	11/12/2024				
7531 Beach View Drive	Recycle Violation	Warning	11/12/2024				
Treasure Island	Derelict Vehicle	Warning	11/13/2024				
7945 East Drive	Special Magistrate	Order	11/14/2024		$9,500.00		
7929 West Drive	Trash Violation	Warning	11/15/2024				
7821 Beach View Drive	Trash Cans	Warning	11/16/2024				
7811 Beach View Drive	Trash Cans	Warning	11/16/2024				
1601 S Treasure Drive	WWP	Citation	11/18/2024		$250.00		
1881 Kennedy Cswy	Property Maintenance	Warning	11/18/2024				
7920 East Drive	Bulk Trash	Warning	11/18/2024				
7700 Center Bay Drive	Landscape	Citation	11/19/2024	$200.00			

7553 Bounty Ave	Comm Vehicle / Storage	Warning	11/19/2024				
7521 Buccaneer Ave	Property Maintenance	Warning	11/19/2024				
Various Locations	Single-Use Plastic	Inspect	11/19/2024				
7553 Bounty Ave	Special Magistrate	Order	11/19/2024		$150.00		
1601 S Treasure Drive	Property Maintenance	Warning	11/20/2024				
7601 E Treasure Drive	Sign Maintenance	Warning	11/20/2024				
7513 Adventure Ave	Bulk Trash	Warning	11/20/2024				
Various Locations	Single-Use Plastic	Inspect	11/20/2024				
Treasure Island	Dead Storage	Removed	11/21/2024				
7508 W Treasure Drive	Property Maintenance	Warning	11/21/2024				
1630 S Treasure Drive	Construction Site Maint	Warning	11/21/2024				
1441 S Treasure Drive	Construction Site Maint	Warning	11/21/2024				
Various Locations	Single-Use Plastic	Inspect	11/21/2024				
Treasure Island	Prohibited sign	Removed	11/22/2024				
1600 Kennedy Cswy	Single-Use Plastic	Citation	11/22/2024	$250.00			
7601 E Treasure Dr CU3	Single-Use Plastic	Citation	11/22/2024	$250.00			
7601 E Treasure Dr CU18	Single-Use Plastic	Citation	11/22/2024	$250.00			
7552 Mutiny Ave	Bulk Trash/Blocking ROW	Warning	11/22/2024				
7601 E Treasure Drive	Trash Violation	Citation	11/22/2024		$200.00		
1630 S Treasure Drive	Noise	Warning	11/23/2024				
7529 Mutiny Ave	Prohibited Sign	Removed	11/23/2024				
7920 East Drive	Bulk Trash	Citation	11/25/2024	$200.00			
7720 Miami View Drive	WWP	Citation	11/25/2024	$250.00			
7560 W Treasure Drive	Property Maintenance	Warning	11/25/2024				
8000 West Drive	Trash	Warning	11/26/2024				
7917 West Drive	Bulk Trash	Warning	11/26/2024				
1441 S Treasure Drive	WWP	Citation	11/26/2024		$250.00		
(14) Lien Searches							
				$2,300.00	$10,650.00		

	Code	**Statistics**	**Dec-24**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7921 East Drive	Bulk Trash	Warning	12/2/2024				
7920 East Drive	Bulk Trash	Warning	12/2/2024				
7910 West Drive	Bulk Trash	Warning	12/2/2024				
7513 Adventure Ave	Trash	Warning	12/2/2024				
7941 East Drive	Trash	Warning	12/2/2024				
Treasure Island	Prohibited Sign	Removed	12/2/2024				
Harbor Island	Prohibited Sign	Removed	12/2/2024				
7541 Bounty Ave	WWP	Citation	12/3/2024		$250.00		
7631 Miami View Drive	Construction Site Maint.	Warning	12/3/2024				
7525 Adventure Ave	Special Magistrate	Order	12/3/2024		$1,100.00		
7401 Center Bay Drive	Blocking ROW	Warning	12/3/2024				

1600 Kennedy Cswy	Single-Use Plastic	Citation	12/4/2024		$250.00		
7927 East Drive	Bulk Trash	Warning	12/4/2024				
7521 Buccaneer Ave	Trash on ROW	Warning	12/5/2024				
7910 West Drive	WWP	Citation	12/5/2024	$250.00			
7910 West Drive	Trash	Warning	12/9/2024				
7920 East Drive	Bulk Trash	Warning	12/9/2024				
7927/7931 East Drive	Trash	Warning	12/9/2024				
7510 Coquina Drive	Bulk Trash	Warning	12/10/2024				
7927 East Drive	Bulk Trash	Warning	12/10/2024				
7601 E Treasure Dr #CU14	WWP	Citation	12/10/2024		$250.00		
7601 E Treasure Dr #CU3	Single-Use Plastic	Citation	12/10/2024		$250.00		
7601 E Treasure Dr #CU18	Single-Use Plastic	Citation	12/10/2024		$250.00		
7720 Miami View Drive	Trash Cans	Warning	12/11/2024				
7910 West Drive	WWP	Citation	12/12/2024		$250.00		
7511 Coquina Drive	WWP	Citation	12/16/2024	$250.00			
7601 E Treasure Dr #CU8	BTR	Warning	12/16/2024				
7601 E Treasure Dr #CU20	BTR	Warning	12/16/2024				
7601 E Treasure Dr #CU9	BTR	Warning	12/16/2024				
7601 E Treasure Dr #CU10	BTR	Warning	12/16/2024				
1524 Kennedy Cswy	BTR	Warning	12/16/2024				
1550 Kennedy Cswy	BTR	Warning	12/16/2024				
7510 Coquina Drive	Trash/Fence	Warning	12/16/2024				
1710 S Treasure Drive	Bulk Trash	Warning	12/16/2024				
7917 West Drive	Bulk Trash	Warning	12/16/2024				
7921 West Drive	Bulk Trash	Warning	12/16/2024				
8000 West Drive	Bulk Trash	Warning	12/16/2024				
1540 N Treasure Drive	Landscape ROW	Warning	12/18/2024				
7560 W Treasure Drive	Special Magistrate	Order	12/18/2024		$1,900.00		
7525 E Treasure Dr #803	Noise	Citation	12/18/2024		$250.00		
7927/7931 East Drive	Trash Violation	Citation	12/19/2024	$200.00			
7940 West Drive	Noise	Warning	12/22/2024				
7925 West Drive	Bulk Trash	Warning	12/23/2024				
7821 Beach View Drive	Noise	Citation	12/23/2024		$200.00		
7929 West Drive #402	WWP	Citation	12/23/2024	$250.00			
7934 West Drive #501/502	Operating/Advertising	Warning	12/23/2024				
7501 E Treasure Dr #102	BTR	Warning	12/24/2024				
7501 E Treasure Dr #103D	BTR	Warning	12/24/2024				
7501 E Treasure Dr #106	BTR	Warning	12/24/2024				
7501 E Treasure Dr #107	BTR	Warning	12/24/2024				
7501 E Treasure Dr #108	BTR	Warning	12/24/2024				
7511 Coquina Drive	WWP	Citation	12/26/2024		$250.00		
1510 S Treasure Drive	WWP	Citation	12/26/2024	$250.00			
Treasure Island	FPL Vegetation	Removed	12/27/2024				
7800 Coquina Drive	Construction Site Maint.	Warning	12/30/2024				
7410 Beach View Drive	WWP	Citation	12/31/2024		$250.00		

(19) Lien Searches							
				$1,200.00	$5,450.00		
	Code	**Statistics**	**Jan-25**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7509 Buccaneer Ave	Prohibited Signs	Warning	1/2/2025				
7700 Center Bay Drive	Commercial Vehicle	Warning	1/2/2025				
1510 S Treasure Drive	WWP	Citation	1/3/2025		$250.00		
1630 S Treasure Drive	Blocking ROW	Warning	1/6/2025				
7508 W Treasure Drive	Open/Unsecure	Warning	1/6/2025				
1872 Kennedy Cswy	Construction Site Maint	Warning	1/6/2025				
1872 Kennedy Cswy	Trash	Warning	1/6/2025				
7531 Coquina Drive	Property Maintenance	Warning	1/6/2025				
1725 Kennedy Cswy	Prohibited Sign	Warning	1/7/2025				
1666 Kennedy Cswy	Landscape Maintenance	Warning	1/9/2025				
8000 West Drive	Property Maintenance	Warning	1/9/2025				
7549 Adventure Ave	Commercial Vehicle	Warning	1/9/2025				
23-3209-001-0013	Fence Mesh	Warning	1/9/2025				
1666 Kennedy Cswy	Landscape Maintenance	Warning	1/9/2025				
8000 West Drive	Property Maintenance	Warning	1/9/2025				
7549 Adventure Ave	Commercial Vehicle	Warning	1/9/2025				
7524 W Treasure Drive	Vacant Lot Fee	Warning	1/10/2025				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	1/10/2025				
1555 Kennedy Cswy	Vacant Lot Fee	Warning	1/10/2025				
23-3209-001-0020	Vacant Lot Fee	Warning	1/10/2025				
7401 Beach View Drive	Vacant Lot Fee	Warning	1/10/2025				
23-3209-001-0270	Vacant Lot Fee	Warning	1/10/2025				
23-3209-001-0250	Vacant Lot Fee	Warning	1/10/2025				
7922 East Drive	Vacant Lot Fee	Warning	1/10/2025				
23-3209-001-0013	Vacant Lot Fee	Warning	1/10/2025				
23-3209-008-1200	Vacant Lot Fee	Warning	1/10/2025				
23-3209-008-1210	Vacant Lot Fee	Warning	1/10/2025				
1356 Bay Terrace	Vacant Lot Fee	Warning	1/10/2025				
7731 Miami View Drive	Vacant Lot Fee	Warning	1/10/2025				
7508 W Treasure Drive	Vacant Lot Fee	Warning	1/10/2025				
7516 W Treasure Drive	Vacant Lot Fee	Warning	1/10/2025				
1670 S Treasure Drive	Vacant Lot Fee	Warning	1/10/2025				
7700 Center Bay Drive	Vacant Lot Fee	Warning	1/10/2025				
7548 W Treasure Drive	Vacant Lot Fee	Warning	1/10/2025				
7531 Beach View Drive	Operating/Advertising	Citation	1/13/2025	$250.00			
7531 Beach View Drive	BTR	Citation	1/13/2025	$100.00			
7421 Coquina Drive	Commercial Vehicle	Citation	1/13/2025	$250.00			
7700 Center Bay Drive	Fence Mesh	Warning	1/13/2025				
7500 Center Bay Drive	Bulk Trash	Warning	1/13/2025				

7621 Coquina Drive	Property Maintenance	Warning	1/13/2025				
7701 Miami View Drive	Recycle Container	Warning	1/13/2025				
23-3209-001-0250	Vacant Lot Fee	Warning	1/14/2025		$250.00		
23-3209-001-0270	Vacant Lot Fee	Warning	1/14/2025		$250.00		
7922 East Drive	Vacant Lot Fee	Warning	1/14/2025		$250.00		
1660 S Treasure Drive	Construction Site Maint	Warning	1/14/2025				
1657 N Treasure Drive	Landscape Maintenance	Warning	1/14/2025				
1830 S Treasure Drive	Bulk Trash	Warning	1/14/2025				
7910 West Drive	Trash	Warning	1/14/2025				
7711 Beach View Drive	Construction Site Maint	Warning	1/14/2025				
1701 N Treasure Drive	Minimum Housing	Warning	1/15/2025				
7536 Adventure Ave	Trash Cans	Warning	1/16/2025				
7521 Bounty Ave	Outside Storage	Warning	1/16/2025				
1725 Kennedy Cswy	Vacant Lot Fee	Warning	1/17/2025		$250.00		
1356 Bay Terrace	Vacant Lot Fee	Warning	1/17/2025		$250.00		
7401 Beach View Drive	Vacant Lot Fee	Warning	1/17/2025		$250.00		
7904 West Drive #601	Operating/Advertising	Citation	1/22/2025		$250.00		
7904 West Drive #601	BTR	Citation	1/22/2025		$100.00		
23-3209-001-0013	Vacant Lot Fee	Warning	1/22/2025		$250.00		
23-3209-008-1200	Vacant Lot Fee	Warning	1/22/2025		$250.00		
7920 East Drive	Bulk Trash	Citation	1/23/2025		$200.00		
7524 W Treasure Drive	Vacant Lot Fee	Warning	1/24/2025		$250.00		
7516 W Treasure Drive	Vacant Lot Fee	Warning	1/24/2025		$250.00		
7601 E Treasure Dr #CU14	Special Magistrate	Order	1/24/2025		$1,800.00		
7531 Beach View Drive	Operating/Advertising	Citation	1/27/2025	$500.00			
7531 Beach View Drive	BTR	Citation	1/27/2025	$250.00			
1840 S Treasure Drive	Trash	Warning	1/27/2025				
7505 Mutiny Ave	WWP	Citation	1/29/2025	$250.00			
7509 Buccaneer Ave	Landscape Maintenance	Warning	1/29/2025				
7533 Adventure Ave	Bulk Trash	Warning	1/29/2025				
7700 Center Bay Drive	Landscape	Citation	1/30/2025		$200.00		
1441 S Treasure Drive	Special Magistrate	Order	1/30/2025		$825.00		
7548 W Treasure Drive	Vacant Lot Fee	Warning	1/31/2025		$250.00		
7556 Bounty Ave	Bulk Trash	Warning	1/31/2025				
(21) Lien Searches							
				$1,600.00	$6,375.00		

	Code	**Statistics**	**Feb-25**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7421 Coquina Drive	Commercial Vehicle	Citation	2/3/2025		$250.00		
7531 Beach View Drive	BTR	Citation	2/3/2025		$100.00		
7531 Beach View Drive	Operating/Advertising	Citation	2/3/2025		$250.00		
7821 Coquina Drive	Recycle Cans	Warning	2/3/2025				

7800 Center Bay Drive	Recycle Cans	Warning	2/3/2025				
7530 Miami View Drive	Recycle Cans	Warning	2/3/2025				
7530 Coquina Drive	Bulk Trash	Warning	2/4/2025				
7711 Beach View Drive	Construction Site Maint	Warning	2/4/2025				
1455 N Treasure Drive #5B	WWP	Citation	2/5/2025	$250.00			
7721 Coquina Drive	Prohibited Sign	Warning	2/5/2025				
7421 Coquina Drive	Trash	Warning	2/5/2025				
1455 N Treasure Drive #5B	WWP	Citation	2/6/2025		$250.00		
1872 Kennedy Cswy	Construction Site Maint	Warning	2/6/2025				
7510 Coquina Drive	Recycle Cans	Warning	2/7/2025				
1700 Kennedy Cswy #110	BTR/CO	Warning	2/7/2025				
23-3209-000-0030	Vacant Lot Fee	Warning	2/10/2025		$250.00		
7917 West Drive	Bulk Trash	Warning	2/11/2025				
7516 W Treasure Drive	Trash/Landscape	Warning	2/11/2025				
1630 S Treasure Drive	Noise	Citation	2/11/2025		$250.00		
1872 Kennedy Cswy	Fence Maintenance	Warning	2/11/2025				
7520 W Treasure Drive	Trash	Warning	2/12/2025				
7509 Buccaneer Ave	Construction Site Maint.	Warning	2/12/2025				
Treasure Island	Prohibited Sign	Removed	2/12/2025				
Treasure Island	Prohibited Sign	Removed	2/12/2025				
7520 W Treasure Drive	Trash Cans	Warning	2/12/2025				
7601 E Treasure Drive	Driveway Maintenance	Warning	2/12/2025				
7410 Beach View Drive	Stagnant Water	Citation	2/12/2025		$200.00		
1670 S Treasure Drive	Vacant Lot Fee	Warning	2/12/2025		$250.00		
Treasure Island	Derelict Vehicle	Reported	2/13/2025				
7528 Mutiny Ave	Bulk Trash	Warning	2/13/2025				
7509 Buccaneer Ave	Noise	Citation	2/13/2025	$250.00			
7700 Coquina Drive	WWP	Citation	2/13/2025	$250.00			
7536 Bounty Ave	Trash/Recycle Cans	Warning	2/13/2025				
7710 Coquina Drive	WWP	Citation	2/13/2025				
7531 Beach View Drive	Operating/Advertising	Citation	2/18/2025		$500.00		
7531 Beach View Drive	BTR	Citation	2/18/2025		$250.00		
1601-47 N Treasure Drive	Construction Site Maint	Warning	2/20/2025				
7920 East Drive	Bulk Trash	Citation	2/20/2025		$200.00		
7710 Coquina Drive	WWP	Citation	2/20/2025		$250.00		
1630 S Treasure Drive	Blocking ROW	Warning	2/21/2025				
1630 S Treasure Drive	Construction Site Maint.	Warning	2/21/2025				
7509 Buccaneer Ave	Noise	Citation	2/21/2025		$250.00		
7509 W Treasure Drive	Construction Site Maint.	Warning	2/21/2025				
7521 Coquina Drive	Noise	Citation	2/22/2025	$250.00			
7545 E Treasure Drive	Trash Violation	Warning	2/24/2025				
1400 S Treasure Drive	WWP	Citation	2/24/2025	$250.00			
7516 W Treasure Drive	Open/Unsecure	Warning	2/24/2025				
7560 W Treasure Drive	Property Maintenance	Citation	2/24/2025	$250.00			
1755 Kennedy Cswy	Trash/BTR	Warning	2/25/2025				

1755 Kennedy Cswy	WWP	Warning	2/25/2025				
7521 Coquina Drive	Noise	Citation	2/25/2025	$250.00			
7521 Bounty Ave	BTR	Warning	2/25/2025				
1725 Kennedy Cswy	Landscaping	Warning	2/25/2025				
7521 Bounty Ave	BTR	Warning	2/25/2025				
7521 Bounty Ave	Operating/Advertising	Warning	2/25/2025				
7521 Coquina Drive	Noise	Citation	2/26/2025		$250.00		
7501 Adventure Ave	Stagnant Water	Warning	2/26/2025				
1601-47 N Treasure Drive	Special Magistrate	Order	2/26/2025		$6,875.00		
7945 East Drive #106	Noise	Warning	2/27/2025				
1872 Kennedy Cswy	Fence Maintenance	Warning	2/27/2025				
7513 W Treasure Drive	Special Magistrate	Order	2/27/2025		$1,700.00		
7521 Mutiny Ave	Unsafe Structure	Posted	2/28/2025				
7928 West Drive	Construction Site Maint	Warning	2/28/2025				
(20) Lien Searches							
				$1,750.00	$12,075.00		

	Code	**Statistics**	**Mar-25**	**$**	**$**	**X**	**X**
Property Address	Violation Type	Action Taken	Date/Month	Amount Cited	Fines Collected	STVR Strike	Total Strikes
7927-31 East Drive	Trash Violation	Citation	3/3/2025	$200.00			
7700 Coquina Drive	WWP	Citation	3/3/2025		$250.00		
7934 West Drive #1201	Special Magistrate	Order	3/3/2025		$3,400.00		
7920 East Drive	Bulk Trash	Warning	3/4/2025				
Treasure Island	Prohibited Sign	Removed	3/4/2025				
1630 S Treasure Drive	Construction Site Maint	Warning	3/4/2025				
7516 E Treasure Drive	Minimum Housing	Warning	3/4/2025				
7529 Mutiny Ave	Property Maintenance	Warning	3/5/2025				
7516 W Treasure Drive	Open and Unsecure	Warning	3/5/2025				
1510 S Treasure Drive	Noise	Warning	3/5/2025				
1900 S Treasure Dr #3M	Property Maintenance	Warning	3/6/2025				
7927 East Drive	Bulk Trash/Trash Violation	Warning	3/6/2025				
7700 Center Bay Drive	Open and Unsecure	Warning	3/6/2025				
7531 Coquina Drive	Open and Unsecure	Warning	3/6/2025				
7501 Adventure Ave	Noise	Warning	3/7/2025				
7548 Adventure Ave	Landscape	Warning	3/10/2025				
1790 Kennedy Cswy	WWP	Citation	3/10/2025	$250.00			
1800 Kennedy Cswy	WWP	Citation	3/10/2025	$250.00			
7548 W Treasure Drive	Open and Unsecure	Warning	3/10/2025				
7927 East Drive	Bulk Trash	Warning	3/10/2025				
7601 Beach View Drive	Landscape	Warning	3/11/2025				
7600 Beach View Drive	Landscape	Warning	3/11/2025				
7801 Center Bay Drive	Construction Site Maint	Warning	3/11/2025				

1630 S Treasure Drive	Construction Site Maint	Citation	3/11/2025	$250.00			
7601 Coquina Drive	Trash Cans	Warning	3/11/2025				
1630 S Treasure Drive	Construction Site Maint	Citation	3/12/2025		$250.00		
1770 Kennedy Cswy	WWP	Citation	3/13/2025				
1780 Kennedy Cswy	WWP	Citation	3/13/2025				
7401 Miami View Drive	WWP	Citation	3/13/2025	$250.00			
7441 Miami View Drive	Bulk Trash	Warning	3/13/2025				
7601 E Treasure Dr #CU12	Noise	Citation	3/13/2025		$250.00		
1345 Kennedy Cswy	Sign Maintenance	Warning	3/17/2025				
1670 S Treasure Drive	Fence Mesh	Warning	3/17/2025				
Treasure Island	Prohibited Sign	Removed	3/17/2025				
1725 Kennedy Cswy	Prohibited Sign	Removed	3/17/2025				
1540 S Treasure Drive	Property Maintenance	Warning	3/17/2025				
7513 Adventure Ave	Bulk Trash	Warning	3/18/2025				
7917 West Drive	Bulk Trash	Warning	3/18/2025				
7700 Center Bay Drive	Vacant Lot Fee	Citation	3/18/2025		$250.00		
7548 W Treasure Drive	Fence Mesh	Warning	3/18/2025				
1872 Kennedy Cswy	Landscape/Trash	Warning	3/18/2025				
1660 S Treasure Drive	Fence Mesh	Warning	3/18/2025				
7541 Hispanola Ave	Bulk Trash	Warning	3/19/2025				
7545 Hispanola Ave	Bulk Trash	Warning	3/19/2025				
7918 West Drive	Illicit Discharge	Citation	3/19/2025				
7928 West Drive	Construction Site Maint	Warning	3/19/2025				
7927-31 East Drive	Trash Violation	Citation	3/20/2025		$200.00		
1666 Kennedy Cswy	Property Maintenance	Warning	3/24/2025				
7420 Center Bay Drive	Noise	Warning	3/24/2025				
7520 W Treasure Drive	WWP	Citation	3/24/2025	$250.00			
7512 W Treasure Drive	Outside Storage	Warning	3/27/2025				
7601 E Treasure Drive	Special Magistrate	Order	3/26/2025		$325.00		
7508 W Treasure Drive	Vacant Lot Fee	Warning	3/26/2025		$250.00		
7508 W Treasure Drive	Fence Mesh	Warning	3/27/2025				
7918 West Drive	Illicit Discharge	Citation	3/27/2025		$250.00		
7928 West Drive	Construction Site Maint	Warning	3/28/2025				
7946 East Drive #106	WWP	Citation	3/28/2025		$300.00		
7711 Coquina Drive	Trash Cans	Warning	3/28/2025				
8000 East Drive	Landscape	Citation	3/28/2025		$200.00		
8000 East Drive	Trash	Citation	3/28/2025		$200.00		
1800 Kennedy Cswy	WWP	Citation	3/28/2025		$250.00		
1508 Kennedy Cswy	Unsafe Structure	Posted	3/28/2025				
1508 Kennedy Cswy	Property Maintenance	Warning	3/31/2025				
7531 Coquina Drive	Open/Unsecure	Warning	3/31/2025				
1630 S Treasure Drive	ROW Violation	Warning	3/31/2025				
7516 W Treasure Drive	Fence Mesh	Warning	3/31/2025				
(30) Lien Searches							

				$1,450.00	$6,375.00		

Glossary	
Violation Type Abbreviation	**Definition**
WWP	Work Without Permits
ROW	Right-of-Way
BTR	Business Tax Receipt
Operating/Advertising	Operating / Advertising a Short Term Vacation Rental
STVR	Short Term Vacation Rental
MOT	Maintenance of Traffic
Special Magistrate	Fines Collected as a Result of a Special Magistrate Order
Open/Unsecured	Construction Site Open and Unsecured
Emergency Order	Violation of COVID Related Emergency Orders
STRV Strike	Code violation counted when revoking/denying an STVR License

ITEM NO. 9.D

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Introduction of Roger Hogg, Capital Improvement Projects Manager

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ITEM NO. 9.E

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: Introduction of Nelly Harnisch, Comptroller for the Finance Department

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ITEM NO. 10.A

North Bay Village
Recommendation Memorandum

DATE: **April 15, 2025**

TO: **Honorable Mayor, Vice Mayor and Members of the Village Commission**

FROM: **Alba L. Chang, Village Clerk**

SPONSORED BY:

SUBJECT: **Village Clerk Report for March 2025**

RECOMMENDATION

BACKGROUND AND ANALYSIS

This monthly report is presented to the Village Commission to keep you informed of the activities and responsibilities within the Office of the Village Clerk.

The primary responsibilities of the department include but are not limited to Records Management, Administrative processing of agreements, Resolutions and Ordinances, Management and Oversight of the Village Business Tax Receipts, Residents' Board Administration/Support, and the coordination of the General and Special Elections.

Agendas

The Village Clerk is responsible for preparing agendas and postings for all of the Village Commission Meetings, Planning & Zoning Board, Special Magistrate, and all of the Resident's Advisory Boards.

Village Commission	Planning & Zoning Board	Advisory Boards	Town Hall / Special Magistrate / Others
1	1	7	2

Public Notices

The Village Clerk's Office issued a total of Ten (10) Public Meeting Notices for March 2025. These notices include various types of meetings, including Town Hall, Village Commission Meetings, Workshops, Resident Advisory Boards Meetings, Special Magistrate Hearings, Sunshine Meetings, and Request for Proposals.

Execution of Documents

Resolution	Ordinance	Agreements
5	2	2

Business Tax Receipt - Update
As of April 7, 2025, the number of businesses pending a submittal for a County Certificate of Use has significantly reduced to 3. Many of the pending businesses are either in the process of completing the DERM CU application, have already submitted it, and are currently under review or follow-up.

Summary of Total Business not in compliance with DERM or under review
* Not in Compliance - Pending CU Submittal: 3
* Under Review by DERM for a CU: 19

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
04.15.2025 - PRR - March.pdf
04.15.2025 - Advisory Boards - March.pdf

Last Updated: 4/7/2025 9:12

Public Records Request Log - March 2025

DATE	NAME (REQUESTOR)	DEPARTMENT	REQUESTED INFORMATION	COST	RESPONSE DATE (BUSINESS DAYS) CLOSED / COMPLETED
3/3/2025	John Bennet / Keystone Property Management	Building	7934 W Drive, Unit 1205 - NOA of front door installed in 2007	N/A	3/14/2025
3/3/2025	Juliana Vargas julivna529@gmail.com	Police	NBV PD Case Number: 202500002837	N/A	3/20/2025
3/3/2025	Miguel Ramirez mramirez@essand.com	Police	BWC: AKM6ITE NBV PD Case Number: 202400069246	$ 66.68	3/25/2025 4/02/2025
3/3/2025	Richard Cooper rcooper@richardlcooper.com	Police	NBV PD Case Number: 202500011167	$ 800.00	4/2/2025 3/25/2025
3/3/2025	Jerrick Gonzalez jerrick@theoceanfirm.com	Police	NBV PD Case Number: 202500013966	N/A	
3/5/2025	Miguel Angel Palacios - Legal Assistant / State Attorney	Police	BWC: AG5MOME NBV PD Case Number:	N/A	3/5/2025
3/5/2025	Grace Hinahon - Executive Assistant 123 Permit Solutions	Code Enforcement	Active Code Enforcement Violation Cases for 2025 - January/February	N/A	3/6/2025
3/5/2025	Lissette Miranda lm@vistacontractorsmiami.com	Village Clerk	7929 W Drive, Unit 1103 - Building Plans	N/A	3/6/2025
3/5/2025	Lissette Miranda lm@vistacontractorsmiami.com	Village Clerk	7929 W Drive, Unit 1103 - Building Plans [Whole]	N/A	3/6/2025
3/6/2025	Inga Accarpio 11 Invest Pro, LLC ingaaccarpio@gmail.com	Village Clerk Building	7548 Adventure Avenue Plans and Permits - past 10 years	N/A	3/6/2025
3/6/2025	Miguel Angel Palacios - Legal Assistant / State Attorney	Police	BWC: AKM6WYE NBV PD Case Number: 202500001814	N/A	3/7/2025
3/6/2025	Manita Germain	Police	BWC: NBV PD Case Number: 202500005914 NBV PD Case Number: 2025-00009190	N/A	
3/7/2025	Daniela Alvarado / State Attorney	Police	BWC: AI8F3WE NBV PD Case Number: 202400057571	N/A	3/3/2025

3/10/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM658E NBV PD Case Number: 202400066198	N/A	3/10/2025
3/10/2025	Gary Scott - Traffic Division / State Attorney	Police	BWC: AGS62PE NBV PD Case Number: 2024-0000451 NBV PD Case Number: 202400007742	N/A	3/11/2025
3/10/2025	Nicholas Lawrence nico8655321@gmail.com	Village Clerk Building	7945 E Drive - Renderings and Records	N/A	3/11/2025
3/10/2025	Gary Scott - Traffic Division / State Attorney	Police	BWC: AGS5SJE NBV PD Case Number:	N/A	
3/11/2025	Stephanie Schreiner - American Transparency florida@openthebooks.com	Finance	An electronic copy of all payment transactions for City of North Bay Village for fiscal year 2023-2024.	N/A	3/11/2025
3/11/2025	Stephanie Schreiner - American Transparency florida@openthebooks.com	Finance	An electronic copy of any employees for the year of 2024 (fiscal or calendar year).	N/A	3/11/2025
3/11/2025	Kayliana Norton - Administrative Assistant / mi-tech.us knorton@mi-tech.us javalos@mi-tech.us	Public Works	1570 N Treasure Drive - Utilities	N/A	3/21/2025
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM7NQE NBV PD Case Number: 202500009994	N/A	3/13/2025
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM747E NBV PD Case Number: 202500004075	N/A	3/13/2025
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM6VDE NBV PD Case Number: 202500001514	N/A	3/13/2025
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM6OPE NBV PD Case Number: 202400071721	N/A	3/13/2025
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM728E NBV PD Case Number: 202500003331	N/A	3/13/2025
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AI8F8EE NBV PD Case Number: 202400059560	N/A	3/13/2025
3/13/2025	Sara William - Traffic Secretary / State Attorney	Police	BWC: AKM7QVE NBV PD Case Number: 202500010888	N/A	3/13/2025

3/13/2025	Gisella Guerrero gisella.guerrerod@hotmail.com	Village Clerk Building	1881 JFK Causeway - Microfilm/Plans	N/A	3/20/2025
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM7N8E NBV PD Case Number: 202500009874	N/A	
3/13/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM6VWE NBV PD Case Number: 202500001554	N/A	
3/15/2025	Karla Rodriguez - MIAMI DADE STATE ATTORNEY's OFFICE	Police	BWC: F25003262 NBV PD Case Number: 202500011167	N/A	3/14/2025
3/15/2025	Alejandro Santamaria AS@VertexArchitecture.com	Village Clerk Building	7511 Coquina Avenue - Permits	N/A	3/24/2025
3/15/2025	Alejandro Santamaria AS@VertexArchitecture.com	Village Clerk Building	7401 Miami View Drive - Permits	N/A	3/24/2025
3/17/2025	Joe Balber - Property Key jbalber@propertykey.com	Village Clerk Code Enforcement	NBV - Code Violation Report	N/A	3/17/2025
3/17/2025	Nicole Rihanek nicole.rihanek@gmail.com	Building	Grandview Palace - 7601 E Treasure Drive Unit PH 202 Permits - Opened / Closed	N/A	3/18/2025
3/18/2025	Carolyn Saulsberry - County Court Supervisor / State Attorney	Police	BWC: AGS3K7E NBV PD Case Number:	N/A	3/18/2025
3/18/2025	Rebecca De Lima - Crimes Division / State Attorney	Police	BWC: AG8XQ5E NBV PD Case Number:	N/A	3/18/2025
3/18/2025	Marissel Hernandez - State Attorney	Police	BWC: M25005187 NBV PD Case Number: 202500017291	N/A	3/19/2025
3/19/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM7R7E NBV PD Case Number: 202500011074	N/A	3/19/2025
3/19/2025	Daniela Alvarado / State Attorney	Police	BWC: AKM6LBE NBV PD Case Number:	N/A	
3/20/2025	Nick Rivera nickrivera041@gmail.com	Police	any body-worn camera footage, in-car video, dash-cam video, and police report from the arrest of Kenny Rollins on 7/23/2023	N/A	3/20/2025

3/20/2025	Marthe Saintil, LCAM - Property Manager / SoFlo Condo Manage., INC.	Village Clerk Building	7929 W Drive - NBV BLDG Plans	N/A	3/24/2025
3/20/2025	Claudia Desir - Legal Assistant / Robert, Reynolds, Bedard and Tuzzio, PLLC.	Police	BWC: NBV PD Case Number: 202200028838	N/A	3/20/2025 3/26/2025
3/20/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM7STE NBV PD Case Number: 20250011491	N/A	
3/20/2025	Neiman Nix nnix9779@yahoo.com	Police	NBV PD Case Number: 2023-01210	N/A	
3/21/2025	Agneth Camille foia@buildzoom.com	Building	Request a copy of your building permit records since February 14, 2025, to present. Please include any fields that your permitting system tracks. This includes but is not limited to: -Permit Number -Applied/Issued Dates -Work Address -Permit Type -Permit Status -Description of the work being done -Contractor and Architect Details -Job Valuations	N/A	3/24/2025
3/21/2025	Jason Apolinario - Property Manager / 360 Condo	Village Clerk Building	7900/7910 Harbor Island - Pool Plans	N/A	3/24/2025

3/21/2025	Michael Lazar - VP Recovery Solutions / Market Sphere Unclaimed Property Specialists Michael.Lazar@MarketSphere.com	Finance	1. Records concerning credits, overages, or refunds that are due and owing by the city a. Typically these may be tax related in nature 2. Called, matured, and/or currently redeemable bonds issued by the city which may include but is not limited to refunds due back to the depositor pertaining to sheriff bonds, construction bonds, or public works related bonds 3. Any financial spreadsheet, ledger, or other record of the active cash and cash-convertible sureties and escrow accounts maintained by the City for financial instruments posted or deposited with the City by companies to ensure completion of private-sector residential or commercial construction projects. a. Please note that I am only requesting records that have not been refunded to the payee. Do not include any items that would not be able to be recovered or paid out. 4. Amounts on deposit with the City that are held in trust for recipients whose whereabouts are unknown including instances where payments were attempted but undeliverable. These amounts may pertain to eminent domain, matured government bonds, tax refunds, tax overpayments, real estate foreclosures, restitution payments, proceeds from public sales of lost property, unsuccessful electronic funds transfers, funds held in escrow, or any other securities 5. Outstanding and refundable credit balances. 6. Unclaimed, uncashed, undeliverable, staled-dated, voided, overdue and/or outstanding payments or checks/warrants issued by the city. 7. Any responsive documentation from requests submitted by Asset Management Consultants of Virginia, Inc. (AMC).	N/A	
3/22/2025	Christian Zacek zacekchristian@gmail.com	Code Enforcement	7525 E Treasure Drive - Elevator Inspection 2020	N/A	3/24/2025

3/24/2025	Aaliyah Endsley - aendsley@partneresi.com	Building Code Enforcement Village Clerk	1755 JFK Causeway - NBV - 33141 - APN-2332090000110 •~~Copies of open/unresolved Zoning, Building, and Fire Code Violations~~. •Copies of Variances, Conditional, and/or Special Use Permits •Copies of Certificates of Occupancy	N/A	3/24/2025
3/24/2025	Daniela Alvarado / State Attorney	Police	BWC: AKM72UE NBV PD Case Number: 202500003500	N/A	3/24/2025
3/24/2025	Jose Morales - MSU Intake Specialist II / State Attorney	Police	BWC: AKM80ZE NBV PD Case Number:	N/A	
3/24/2025	Juan Cuba jcuba85@gmail.com	Police IT	All emails, memos, text messages, or other communications to or from Police Chief Noriega, or sent/received on his behalf, referencing: - 287(g) - immigration enforcement - ICE - Task Force Model The timeframe for this request is January 1, 2025, to the present.	N/A	
3/24/2025	Loraine Michelena loryjuliet00@gmail.com	Police	NBV PD Case Number: 202200026470	N/A	
3/24/2025	Ruth Matos Aguilera ruthmatos0819@gmail.com	Police	NBV PD Case Number: 202500018310	N/A	
3/25/2025	Jack McAllister - Traffic Branch; NDJC Hialeah / State Attorney	Police	BWC: AG8W77E NBV PD Case Number:	N/A	
3/26/2025	Johanna Avalos - Intake and Accounts Specialist / Nine Engineering	Public Works	7541 Mutiny Avenue - Utilities	N/A	3/26/2025
3/26/2025	Brandon Menard cyberdreadx@proton.me	Police	NBV PD Case Number: 202500018713	N/A	
3/27/2025	Gaby Davis	Village Clerk	7516 Mutiny Avenue - Roof Permit	N/A	3/28/2025
3/31/2025	Alejandro Santamaria AS@VertexArchitecture.com	Village Clerk Building	7801 Miami View Drive - Permits	N/A	4/2/2025

3/262025	Paola Munoz - Crime Analyst Assured Investigations pmunoz@assuredinvestigations.com	Police	NBV PD Case Number: 202500015797	N/A	3/26/2025
3/6/2025 1/2/2025	Mariana Aziz-Pico - Environmental Policy Specialist / Miami Waterkeeper	Public Works	Year 4 Annual Report submitted to the FDEP under the MS4 permit from this request.	N/A	4/3/2025

2025 - Resident Advisory Board - Attendance

ANIMAL WELFARE: *QUARTERLY - 6:30 P.M. / FIRST WEDNESDAY of QUARTER*

NAME	JANUARY	FEBRUARY	Wednesday March 5	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Shakti, Indira	CANCELED	NO MEETING	P	NO MEETING					NO MEETING			
Amadi, Sole Anamaria			P									
Fasana, Sabrina			P									
Lopez, Rosaura			P									
Marquez-Arrechea, Maria De La Cruz			P									

RESIDENT SERVICES: *FIRST TUESDAY - 6:30 P.M.*

NAME	JANUARY	Tuesday February 4	Tuesday March 4	Tuesday April 1	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Alili, Farahim	CANCELED	P	P	P								
Cantave, Lidia		P	P	P								
Parada, Jose		A	P	P								
Heredia-Revelo, Silvia Filomena		P	A	A								
Larche, Francois		P	P	P								

FINANCE ADVISORY: *SECOND TUESDAY - 6:30 P.M.*

NAME	JANUARY	Wednesday February 11	Tuesday March 11	Tuesday April 8	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Siefken, Sandra Helena	CANCELED	P	P									
Horwitz, Sandi		A	P									
Jacob, Paul		P	A									
Martin, Nicholas		P	A									
Zuniga, Marco		P	P									

SUSTAINABILITY/RESILIENCE TASK FORCE: *FOURTH TUESDAY - 6:30 P.M.*

NAME	Tuesday January 28	Monday February 24	Tuesday March 25	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Doebler, David	A	P	P									
Krasner, Neil	P	P	P									
Krebs, Brenda	P	P	P									
Graham, Alisha	P	P	P									
Pfeffer, Oliver B.	P	P	P									

PLANNING/ZONING: THIRD WEDNESDAY - *6 P.M.*

NAME	JANUARY	Wednesday February 12	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Turbides, Maximo E. - Alternate		P										

Losada, Joelyn	CANCELED	P	CANCELED										
Gonzalez, Jorge Pablo		P											
Abramson, Sherry		P											
Murphy, Paul		A											
Shaw, Ryan		P											

COMMUNITY ENHANCEMENT: *FOURTH WEDNESDAY - 6:30 P.M.*													
NAME	JANUARY	Thursday February 27	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
Cotton, Christopher	CANCELED	P	CANCELED										
Farriga, Bree		P											
Petrini, Jacob		P											
Quay, Nick		A											
Segall, Alexei Julian		P											

ITEM NO. 11.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Mayte Gamiotea, Chief Finance Officer

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH CARR, RIGGS, & INGRAM, LLC FOR ACCOUNTING CONSULTING SERVICES TO ASSIGN THE AGREEMENT TO CRI ADVISORS, LLC AND TO PROVIDE FOR AN EXTENSION OF THE TERM OF THE AGREEMENT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON (MAYTE GAMIOTEA, CHIEF FINANCIAL OFFICER)**

RECOMMENDATION

It is recommended that the Village Commission approve an extension of the existing agreement through April 2025, with the ability to extend for up to two additional one year terms, with services focused on reviewing accounts and ensuring all necessary entries are completed to facilitate the prior year's audit in an amount not to exceed $50,000.

BACKGROUND AND ANALYSIS

The proposed resolution requests approval from the Village Commission to extend the term of a contract with Carr, Riggs, & Ingram, LLC for year-end accounting and consulting services for the fiscal year ending September 30, 2024.

Due to recent vacancies in key positions (Controller), the Finance Department requires assistance in preparing for the 2024 fiscal year audit. The Consultant will provide year-end accounting support and assist with audit preparation, pending the selection of an auditing firm through a competitive process.

Pursuant to Section 36.25(L) of the Village Code, the Village finds that it is in the Village's best interest to approve an amendment to the Professional Services Agreement with Carr, Riggs, & Ingram LLC for the consulting Services in an amount not to exceed $50,000

It is recommended that the Village Commission approve an extension of the existing agreement through April 2025, with the ability to extend for up to two additional one year terms, with services focused on reviewing accounts and ensuring all necessary entries are completed to facilitate the prior year's audit in an amount not to exceed $50,000. In addition the Consultant has undergone reorganization of its corporate structure, as expressed in the attached letter, and seeks to assign the agreement to CRI Advisors, LLC. The proposed Amendment to the agreement provides for the assignment.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

Consent to Assignment & Extension Options, Amount budgeted in acct#001.14.513.3160, not to exceed $50,000.

PERSONNEL IMPACT

NONE

ATTACHMENTS

Resolution -PSA with Carr Riggs & Ingram LLC for Accounting.DOCX
PSA Carr Riggs & Ingram - Accounting Consulting Srv.DOCX
2024.02.22 - Carr, Riggs, and Ingram, LLC - Accounting Services.pdf
2024_Client Consent Letter - North Bay Village.pdf

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH CARR, RIGGS, & INGRAM, LLC FOR ACCOUNTING CONSULTING SERVICES TO ASSIGN THE AGREEMENT TO CRI ADVISORS, LLC AND TO PROVIDE FOR AN EXTENSION OF THE TERM OF THE AGREEMENT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 16, 2024, the North Bay Village (the "Village") Commission adopted Resolution No. 2024-007 approving an agreement with Carr, Riggs, & Ingram LLC (the "Consultant") for immediate year-end accounting and consulting services for the fiscal year ending on September 30, 2023 (the "Services"); and

WHEREAS, on February 22, 2024, the Village and the Consultant entered into an Agreement for the Services; and

WHEREAS, due to the recent vacancies of the Controller and the Accountant (A/P), the Finance Department requires continued assistance from the Consultant to complete the year-end preparation for the fiscal year 2024 audit and year-end closing, as further set forth in the agenda memorandum accompanying this Resolution, the Village Commission finds that the process of competitive bidding and proposals for the continuation of the Services is not in the best interest of the Village and that an Amendment to the Agreement to extend the term of the Agreement through April 2026 and to provide for up to two additional one-year extensions is appropriate; and

WHEREAS, the Consultant seeks to assign the Agreement to CRI Advisors, LLC due to a restructuring of Consultant's firm; and

WHEREAS, Section 36.25(L) of the Village Code provides that the Village Commission may award a contract without sealed bidding upon a finding that the process of competitive bidding and competitive proposals is not in the best interest of the Village; and

WHEREAS, pursuant to Section 36.25(L) of the Village Code, the Village Commission finds that it is in the Village's best interest to approve an Amendment to the Professional Services Agreement with the Consultant for continued Services in

substantially the form attached hereto as Exhibit "A" (the "Amendment") and authorize the Village Manager to execute the Amendment and expend budgeted funds; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval. That the Village Commission hereby approves the Amendment with the Consultant for the Services in substantially the form attached hereto as Exhibit "A."

Section 3. Authorization. That the Village Commission hereby authorizes the Village Manager to execute the Amendment, in substantially the form attached hereto as Exhibit "A," subject to approval by the Village Attorney as to form, content and legal sufficiency, and to take any action which is reasonably necessary to implement the intent and purpose of this Resolution, including the expenditure of budgeted funds.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Doris Acosta	_____
Commissioner Richard Chervony	_____
Commissioner Andy Rotondaro	_____

PASSED AND ADOPTED on this ___ day of April, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN NORTH BAY VILLAGE AND CARR, RIGGS & INGRAM, LLC

THIS FIRST AMENDMENT to the Professional Services Agreement (the "First Amendment") is entered into as of the __ day of _____, 2025 (the "Effective Date of First Amendment"), by and between **NORTH BAY VILLAGE, FLORIDA,** a Florida municipal corporation, (the "Village") and **CARR, RIGGS & INGRAM, LLC**, a Florida limited liability company (hereinafter, the "Consultant"). Collectively, the Village and the Consultant are referred to as "Parties."

WHEREAS, on February 22, 2024, the Village and Consultant entered into a Professional Services Agreement (the "Agreement"); and

WHEREAS, the Village seeks to extend the Agreement through April 2025 with the option to renew for two additional one year terms; and

WHEREAS, the Consultant seeks to assign the Agreement and the Village's engagement letters with Consultant to CRI Advisors, LLC; and

WHEREAS, the Village and Consultant wish to modify the terms of the Agreement in accordance with the terms and conditions set forth in this First Amendment.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein, the Village and Consultant agree as follows: [1]

1. **Recitals Incorporated.** The above recitals are true and correct and incorporated herein.

2. **Assignment of Agreement to CRI Advisors, LLC.** The Agreement is assigned to CRI Advisors, LLC effective immediately. Beginning on the Effective Date of this First Amendment, the Agreement and all amendments to it, including this First Amendment, shall be between the Village and CRI Advisors, LLC. Any engagement letters with Consultant shall be assigned to CRI Advisors, LLC. All references to the "Consultant" in the Agreement and any and all amendments to it, including this First Amendment, shall hereinafter refer to CRI Advisors, LLC.

3. **Amendment of Paragraph 2.1 of the Agreement.** Paragraph 2.1 of the Agreement is deleted in its entirety and replaced as follows:

> 2.1 The term of this Agreement shall be from the Effective Date (i.e., February 22, 2024) through April 30, 2026, unless earlier terminated in accordance with Paragraph 8. Additionally, the Village Manager may renew this Agreement for up to two additional one year periods (i.e., May 1, 2026

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words.

through April 30, 2027 and May 1, 2027 through April 30, 2028) on the same terms as set forth herein upon written notice to the Consultant.

4. **Conflict; Amendment Prevails.** In the event of any conflict or ambiguity between the terms and provisions of this First Amendment and the terms and provisions of the Agreement, the terms and provisions of this First Amendment shall control.

5. **Agreement Ratified**. Except as otherwise specifically set forth or modified herein, all terms in the Agreement are hereby ratified and affirmed and shall remain unmodified and in full force and effect in accordance with its terms.

6. **Defined Terms**. All initial capitalized terms used in this First Amendment but not otherwise defined herein shall have the same meaning ascribed thereto in the Agreement.

7. **Counterparts.** This First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute one and the same instrument. An executed facsimile or electronic copy of this First Amendment shall have the same force and effect as an original hereof.

[Remainder of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed the day and year as first stated above.

NORTH BAY VILLAGE

By: _____
Frank Rollason
Village Manager

Attest:

By: _____
Alba L. Chang, CMC
Village Clerk

Approved as to form and legal sufficiency:

By: _____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

Addresses for Notice:
North Bay Village
Attn: Frank Rollason, Village Manager
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141
305-758-7171 (telephone)
villagemanager@nbvillage.com (email)

With a copy to:
Weiss Serota Helfman Cole & Bierman, P.L.
Attn: Haydee Sera, Esq.
North Bay Village Attorney
2800 Ponce de Leon Boulevard, Suite 1200
Coral Gables, FL 33134
hsera@wsh-law.com (email)

CONSULTANT

By: _____

Name: _____

Title: _____

Entity: _____

Addresses for Notice:

_____
_____
_____
_____
_____(telephone)
_____(email)

With a copy to:

_____
_____
_____
_____
_____(telephone)
_____(email)

PROFESSIONAL SERVICES AGREEMENT
BETWEEN
NORTH BAY VILLAGE
AND
CARR, RIGGS & INGRAM, LLC

THIS AGREEMENT (this "Agreement") is made effective as of the 22nd day of February, 2024 (the "Effective Date"), by and between **NORTH BAY VILLAGE, FLORIDA,** a Florida municipal corporation, (the "Village") and **CARR, RIGGS & INGRAM, LLC**, a Florida limited liability company (hereinafter, the "Consultant").

WHEREAS, the Village desires certain year-end accounting services and consulting services for the fiscal year ended on September 30, 2023; and

WHEREAS, the Consultant will perform services on behalf of the Village, all as further set forth in the Proposal dated December 22, 2023 for year-end accounting services, and the Proposal dated December 22, 2023 for consulting services, attached hereto as composite Exhibit "A" (the "Services"); and

WHEREAS, the Village and Consultant, through mutual negotiation, have agreed upon a fee for the Services; and

WHEREAS, the Village desires to engage the Consultant to perform the Services and provide the deliverables as specified below.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Village and the Consultant agree as follows:

1. **Scope of Services.**

   1.1. Consultant shall provide the Services set forth in the Proposals attached hereto as composite Exhibit "A" and incorporated herein by reference (the "Services").

   1.2. Consultant shall furnish all reports, documents, and information obtained pursuant to this Agreement, and recommendations during the term of this Agreement (hereinafter "Deliverables") to the Village.

2. **Term/Commencement Date.**

   2.1. The term of this Agreement shall be from the Effective Date through one (1) year thereafter, unless earlier terminated in accordance with Paragraph 8.

   2.2. Consultant agrees that time is of the essence and Consultant shall complete the Services within the term of this Agreement, unless extended by the Village Manager.

3. **Compensation and Payment.**

3.1. Compensation for Services provided by Consultant shall be in accordance with the Proposal attached hereto as Exhibit "A," for a total amount not to exceed $50,000.

3.2. Consultant shall deliver an invoice to Village no more often than once per month detailing Services completed and the amount due to Consultant under this Agreement. Fees shall be paid in arrears each month, pursuant to Consultant's invoice, which shall be based upon the percentage of work completed for each task invoiced. The Village shall pay the Consultant in accordance with the Florida Prompt Payment Act after approval and acceptance of the Services by the Village Manager.

4. **Subconsultants.**

4.1. The Consultant shall be responsible for all payments to any subconsultants and shall maintain responsibility for all work related to the Services.

4.2. Consultant may only utilize the services of a particular subconsultant with the prior written approval of the Village Manager, which approval may be granted or withheld in the Village Manager's sole and absolute discretion.

5. **Village's Responsibilities.**

5.1. Village shall make available any maps, plans, existing studies, reports, staff and representatives, and other data pertinent to the Services and in possession of the Village, and provide criteria requested by Consultant to assist Consultant in performing the Services.

5.2. Upon Consultant's request, Village shall reasonably cooperate in arranging access to public information that may be required for Consultant to perform the Services.

6. **Consultant's Responsibilities; Representations and Warranties.**

6.1. The Consultant shall exercise the same degree of care, skill and diligence in the performance of the Services as is ordinarily provided by a consultant under similar circumstances. If at any time during the term of this Agreement or within two (2) years from the completion of this Agreement, it is determined that the Consultant's Deliverables or Services are incorrect, not properly rendered, defective, or fail to conform to Village requests, the Consultant shall at Consultant's sole expense, immediately correct its Deliverables or Services.

6.2. The Consultant hereby warrants and represents that at all times during the term of this Agreement it shall maintain in good standing all required licenses, certifications and permits required under Federal, State and local laws applicable to and necessary to perform the Services for Village as an independent contractor of the Village. Consultant further warrants and represents that it has the required

knowledge, expertise, and experience to perform the Services and carry out its obligations under this Agreement in a professional and first class manner.

6.3. The Consultant represents that is an entity validly existing and in good standing under the laws of Florida. The execution, delivery and performance of this Agreement by Consultant have been duly authorized, and this Agreement is binding on Consultant and enforceable against Consultant in accordance with its terms. No consent of any other person or entity to such execution, delivery and performance is required.

7. Conflict of Interest.

7.1. To avoid any conflict of interest or any appearance thereof, Consultant shall not, for the term of this Agreement, provide any consulting services to any private sector entities (developers, corporations, real estate investors, etc.), with any current, or foreseeable, adversarial issues in the Village.

8. Termination.

8.1. The Village Manager, without cause, may terminate this Agreement upon five (5) calendar days' written notice to the Consultant, or immediately with cause.

8.2. Upon receipt of the Village's written notice of termination, Consultant shall immediately stop work on the project unless directed otherwise by the Village Manager.

8.3. In the event of termination by the Village, the Consultant shall be paid for all work accepted by the Village Manager up to the date of termination, provided that the Consultant has first complied with the provisions of Paragraph 8.4.

8.4. The Consultant shall transfer all books, records, reports, working drafts, documents, maps, and data pertaining to the Services and the project to the Village, in a hard copy and electronic format within fourteen (14) days from the date of the written notice of termination or the date of expiration of this Agreement.

9. Insurance.

9.1. Consultant shall secure and maintain throughout the duration of this agreement insurance of such types and in such amounts not less than those specified below as satisfactory to Village, naming the Village as an Additional Insured, underwritten by a firm rated A-X or better by A.M. Best and qualified to do business in the State of Florida. The insurance coverage shall be primary insurance with respect to the Village, its officials, employees, agents, and volunteers naming the Village as additional insured. Any insurance maintained by the Village shall be in excess of the Consultant's insurance and shall not contribute to the Consultant's insurance. The insurance coverages shall include at a minimum the amounts set forth in this section and may be increased by the Village as it deems necessary or prudent.

9.1.1. Commercial General Liability coverage with limits of liability of not less than a $1,000,000 per Occurrence combined single limit for Bodily Injury and Property Damage. This Liability Insurance shall also include Completed Operations and Product Liability coverages and eliminate the exclusion with respect to property under the care, custody and control of Consultant. The General Aggregate Liability limit and the Products/Completed Operations Liability Aggregate limit shall be in the amount of $2,000,000 each.

9.1.2. Workers Compensation and Employer's Liability insurance, to apply for all employees for statutory limits as required by applicable State and Federal laws. The policy(ies) must include Employer's Liability with minimum limits of $1,000,000.00 each accident. No employee, subcontractor or agent of the Consultant shall be allowed to provide Services pursuant to this Agreement who is not covered by Worker's Compensation insurance. In order for this requirement to be waived, Consultant must provide proof of exemption from such laws. Information regarding eligibility for an exemption from the State of Florida Workers' Compensation Law is available at:

https://www.myfloridacfo.com/Division/wc/PublicationsFormsManualsReports/Brochures/Key-Coverage-and-Eligibility.pdf.

Exemptions may be applied for online through the Florida Department of Financial Services, Division of Workers' Compensation at:

https://www.myfloridacfo.com/Division/wc/Employer/Exemptions/default.htm.

9.1.3. Business Automobile Liability with minimum limits of $1,000,000 per occurrence, combined single limit for Bodily Injury and Property Damage. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Service Office, and must include Owned, Hired, and Non-Owned Vehicles.

9.1.4. Professional Liability Insurance in an amount of not less than One Million Dollars ($1,000,000.00) per occurrence, single limit. If Professional Liability Insurance is required, the Village shall select this box: ☒.

9.2. Certificate of Insurance. Certificates of Insurance shall be provided to the Village, reflecting the Village as an Additional Insured (except with respect to Professional Liability Insurance and Worker's Compensation Insurance), no later than ten (10) days after award of this Agreement and prior to the execution of this Agreement by Village and prior to commencing Services. Each certificate shall include no less than (30) thirty-day advance written notice to Village prior to cancellation, termination, or material alteration of said policies or insurance. The Consultant shall be responsible for assuring that the insurance certificates required by this Section remain in full force and effect for the duration of this Agreement, including any extensions or renewals that may be granted by the

Village. The Certificates of Insurance shall not only name the types of policy(ies) provided, but also shall refer specifically to this Agreement and shall state that such insurance is as required by this Agreement. The Village reserves the right to inspect and return a certified copy of such policies, upon written request by the Village. If a policy is due to expire prior to the completion of the Services, renewal Certificates of Insurance shall be furnished thirty (30) calendar days prior to the date of their policy expiration. Each policy certificate shall be endorsed with a provision that not less than thirty (30) calendar days' written notice shall be provided to the Village before any policy or coverage is cancelled or restricted. Acceptance of the Certificate(s) is subject to approval of the Village.

9.3. Additional Insured. Except with respect to Professional Liability Insurance and Worker's Compensation Insurance, the Village is to be specifically included as an Additional Insured for the liability of the Village resulting from Services performed by or on behalf of the Consultant in performance of this Agreement. The Consultant's insurance, including that applicable to the Village as an Additional Insured, shall apply on a primary basis and any other insurance maintained by the Village shall be in excess of and shall not contribute to the Consultant's insurance. The Consultant's insurance shall contain a severability of interest provision providing that, except with respect to the total limits of liability, the insurance shall apply to each Insured or Additional Insured (for applicable policies) in the same manner as if separate policies had been issued to each.

9.4. Deductibles. All deductibles or self-insured retentions must be declared to and be reasonably approved by the Village. The Consultant shall be responsible for the payment of any deductible or self-insured retentions in the event of any claim.

9.5. The provisions of this section shall survive termination of this Agreement.

10. Nondiscrimination. During the term of this Agreement, Consultant shall not discriminate against any of its employees or applicants for employment because of their race, color, religion, sex, or national origin, and will abide by all Federal and State laws regarding nondiscrimination.

11. Attorneys Fees and Waiver of Jury Trial.

11.1. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and costs, including the fees and expenses of any paralegals, law clerks and legal assistants, and including fees and expenses charged for representation at both the trial and appellate levels.

11.2. IN THE EVENT OF ANY LITIGATION ARISING OUT OF THIS AGREEMENT, EACH PARTY HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY.

12. Indemnification.

12.1. Consultant shall indemnify and hold harmless the Village, its officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising from Consultant's performance or non-performance of any provision of this Agreement, including, but not limited to, liabilities arising from contracts between the Consultant and third parties made pursuant to this Agreement. Consultant shall reimburse the Village for all its expenses including reasonable attorneys' fees and costs incurred in and about the defense of any such claim or investigation and for any judgment or damages arising from Consultant's performance or non-performance of this Agreement.

12.2. Nothing herein is intended to serve as a waiver of sovereign immunity by the Village nor shall anything included herein be construed as consent to be sued by third parties in any matter arising out of this Agreement or any other contract. The Village is subject to section 768.28, Florida Statutes, as may be amended from time to time.

12.3. The provisions of this section shall survive termination of this Agreement.

13. Notices/Authorized Representatives. Any notices required by this Agreement shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested, or by a private postal service, addressed to the parties (or their successors) at the addresses listed on the signature page of this Agreement or such other address as the party may have designated by proper notice.

14. Governing Law and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. Venue for any proceedings arising out of this Agreement shall be proper exclusively in Miami-Dade County, Florida.

15. Entire Agreement/Modification/Amendment.

15.1. This writing contains the entire Agreement of the parties and supersedes any prior oral or written representations. No representations were made or relied upon by either party, other than those that are expressly set forth herein.

15.2. No agent, employee, or other representative of either party is empowered to modify or amend the terms of this Agreement, unless executed with the same formality as this document.

16. Ownership and Access to Records and Audits.

16.1. Consultant acknowledges that all inventions, innovations, improvements, developments, methods, designs, analyses, drawings, reports, compiled information, and all similar or related information (whether patentable or not) which relate to Services to the Village which are conceived, developed or made by Consultant during the term of this Agreement ("Work Product") belong to the Village. Consultant shall promptly disclose such Work Product to the Village and

perform all actions reasonably requested by the Village (whether during or after the term of this Agreement) to establish and confirm such ownership (including, without limitation, assignments, powers of attorney and other instruments).

16.2. Consultant agrees to keep and maintain public records in Consultant's possession or control in connection with Consultant's performance under this Agreement. The Village Manager or her designee shall, during the term of this Agreement and for a period of three (3) years from the date of termination of this Agreement, have access to and the right to examine and audit any records of the Consultant involving transactions related to this Agreement. Consultant additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. Consultant shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the Village.

16.3. Upon request from the Village's custodian of public records, Consultant shall provide the Village with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

16.4. Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the Village.

16.5. Upon completion of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of the Consultant shall be delivered by the Consultant to the Village Manager, at no cost to the Village, within seven (7) days. All such records stored electronically by Consultant shall be delivered to the Village in a format that is compatible with the Village's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, the Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

16.6. Any compensation due to Consultant shall be withheld until all records are received as provided herein.

16.7. Consultant's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the Village.

16.8. **Notice Pursuant to Section 119.0701(2)(a), Florida Statutes.** **IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS**

RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS: ALBA L. CHANG, CMC, 1666 KENNEDY CAUSEWAY, SUITE 300, NORTH BAY VILLAGE, FL 33141, 305-756-7171, VILLAGECLERK@NBVILLAGE.COM.

17. **Nonassignability.** This Agreement shall not be assignable by Consultant unless such assignment is first approved by the Village Manager. The Village is relying upon the apparent qualifications and expertise of the Consultant, and such firm's familiarity with the Village's area, circumstances and desires.

18. **Severability.** If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.

19. **Independent Contractor.** The Consultant and its employees, volunteers and agents shall be and remain an independent contractor and not an agent or employee of the Village with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking, enterprise or venture between the parties.

20. **Compliance with Laws.** The Consultant shall comply with all applicable laws, ordinances, rules, regulations, and lawful orders of public authorities in carrying out Services under this Agreement, and in particular shall obtain all required permits from all jurisdictional agencies to perform the Services under this Agreement at its own expense.

21. **Waiver.** The failure of either party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach, or of any future violation, breach or wrongful conduct.

22. **Survival of Provisions.** Any terms or conditions of either this Agreement that require acts beyond the date of the term of the Agreement, shall survive termination of the Agreement, shall remain in full force and effect unless and until the terms or conditions are completed and shall be fully enforceable by either party.

23. **Prohibition of Contingency Fees.** The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person(s), company, corporation, individual or firm, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

24. **Public Entity Crimes Affidavit.** Consultant shall comply with Section 287.133, Florida Statutes (Public Entity Crimes Statute), notification of which is hereby incorporated herein by reference, including execution of any required affidavit.

25. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original and such counterparts shall constitute one and the same instrument.

26. **E-Verify Affidavit.** In accordance with Section 448.095, Florida Statutes, the Village requires all contractors doing business with the Village to register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The Village will not enter into a contract unless each party to the contract registers with and uses the E-Verify system. The contracting entity must provide of its proof of enrollment in E-Verify. For instructions on how to provide proof of the contracting entity's participation/enrollment in E-Verify, please visit: https://www.e-verify.gov/faq/how-do-i-provide-proof-of-my-participationenrollment-in-e-verify. By entering into this Agreement, the Contractor acknowledges that it has read Section 448.095, Florida Statutes; will comply with the E-Verify requirements imposed by Section 448.095, Florida Statutes, including but not limited to obtaining E-Verify affidavits from subcontractors; and has executed the required affidavit attached hereto and incorporated herein.

27. **Non-Exclusive Agreement.** The Village reserves the right to procure or acquire similar services from another provider while this Agreement is in full force and effect.

28. **Most Favored Nation.** If during the term of this Agreement, Consultant enters into an agreement with another municipality or county ("Other Governmental Entity"), the terms of which agreement include more favorable terms with the Other Governmental Entity than this Agreement, then upon written request of the Village, Consultant shall negotiate and enter into a new agreement with the Village which shall include the more favorable compensation terms extended to the Other Governmental Entity. Consultant shall notify the Village within 30 days if it enters into an agreement with an Other Governmental Entity that has more favorable terms than this Agreement and the Village shall have the right to receive the more favorable terms immediately.

29. **Termination Due To Lack of Funding.** This Agreement is subject to the condition precedents that: (i) Village funds are available, appropriated and budgeted, for the Services annually for each year of the Term; (ii) the Village secures and obtains any necessary proceeds, grants or loans for the accomplishment of the Services pursuant to any borrowing legislation adopted by the Village Commission relative to the Services; and (iii) the Village Commission enacts legislation or other necessary resolutions, which awards and authorizes the execution of this Agreement and the annual appropriation and budgeting for the Services. The Village represents to Consultant that the Village has adopted a resolution authorizing execution of this Agreement, if required by applicable law.

30. **Background Checks.** Prior to the execution of this Agreement, the Consultant shall furnish the Village with a copy of a screening and background check, including a criminal background check for Consultant, its officials, agents, employees or subcontractors providing Services under this Agreement. The Consultant shall be responsible for updating the Village in writing with any additions and deletions of the individuals authorized to provide Services under this Agreement. In the event that additional individuals are authorized to perform such Services, the Consultant shall furnish the Village with a copy of a screening and background check, including a criminal background check, prior to such individual commencing such Services. It shall be in the Village Manager's complete and sole discretion as to whether the type of check and the results are acceptable. If compliance with this section is required, the Village shall select this box: ☐.

31. **Conflicts; Order of Priority.** This document without exhibits is referred to as the "Base Agreement." In the event of a conflict between the terms of this Agreement and any exhibits or attachments hereto, or any documents incorporated herein by reference, the conflict shall be resolved in the following order of priorities and the more stringent criteria for performance of the Services shall apply:

    31.1. First Priority: Base Agreement;

    31.2. Second Priority: Exhibit A – Scope of Services.

[Remainder of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year as first stated above.

NORTH BAY VILLAGE

By: _____
Dr. Ralph Rosado, AICP
Village Manager

Attest:

By: _____
Alba L. Chang, CMC
Village Clerk

Approved as to form and legal sufficiency:

By: _____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

Addresses for Notice:
North Bay Village
Attn: Dr. Ralph Rosado, AICP, Village Manager
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141
305-758-7171 (telephone)
rrosado@nbvillage.com (email)

With a copy to:
Weiss Serota Helfman Cole & Bierman, P.L.
Attn: Haydee Sera, Esq.
North Bay Village Attorney
2800 Ponce de Leon Boulevard, 12th Floor
Coral Gables, FL 33134
hsera@wsh-law.com (email)

CARR, RIGGS & INGRAM, LLC

By: _____
Name: Yvonne M. Clayborne
Title: Partner

Note: If the entity is an LLC and the Operating Agreement requires more than one Managers' signature, this Agreement must be executed by all Managers required by the Operating Agreement.

Addresses for Notice:

_____
_____
_____
_____
_____(telephone)
_____(email)

With a copy to:

_____
_____
_____
_____
_____(telephone)
_____(email)

E-VERIFY AFFIDAVIT

In accordance with Section 448.095, Florida Statutes, the Village requires all contractors doing business with the Village to register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The Village will not enter into a contract unless each party to the contract registers with and uses the E-Verify system.

The contracting entity must provide of its proof of enrollment in E-Verify. For instructions on how to provide proof of the contracting entity's participation/enrollment in E-Verify, please visit: https://www.e-verify.gov/faq/how-do-i-provide-proof-of-my-participationenrollment-in-e-verify

By signing below, the contracting entity acknowledges that it has read Section 448.095, Florida Statutes and will comply with the E-Verify requirements imposed by it, including but not limited to obtaining E-Verify affidavits from subcontractors.

☐ **Check here to confirm proof of enrollment in E-Verify has been attached to this Affidavit.**

In the presence of:

Witness #1 Print Name: Michelle M. Kovrath

Witness #2 Print Name: T. Jane Tyler

Signed, sealed and delivered by:

Print Name: Yvonne M. Claybome

Title: Partner

Entity Name: Carr, Riggs & Ingram, LLC

ACKNOWLEDGMENT

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2024, by Yvonne M. Claybome (name of person) as Partner (type of authority) for Carr Riggs, Ingram LLC (name of party on behalf of whom instrument is executed).

ROBIN A. FANT
Notary Public - State of Florida
Commission # HH 331598
My Comm. Expires Nov 14, 2026
Bonded through National Notary Assn.

Notary Public (Print, Stamp, or Type as Commissioned) Robin A. Fant

X Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

EXHIBIT A
SCOPE OF SERVICES

The Scope of Services are those contained in the Proposals, attached hereto and incorporated herein by reference.

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
215 Baytree Drive
Melbourne, FL 32940

321.255.0088
321.259.8648 (fax)
CRIcpa.com

December 22, 2023

North Bay Village, Florida
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141

We are pleased to confirm our acceptance and understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide to the North Bay Village, Florida (the "Village").

We will perform the following year-end accounting services for the fiscal year ended September 30, 2023:

- Review and prepare reconciliations of all balance sheet accounts
- Enter capital assets into CRI's fixed asset software (or update the existing capital assets records)
- Review financial statements for accuracy and any necessary accruals
- Record any necessary accruals
- Record other year end entries
- CRI Manager review/assistance of/with work performed
- CRI Partner review/assistance of/with work performed

Our Responsibilities

We are not required to, and will not, verify the accuracy or completeness of the information you provide to us for any services provided herein or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion or provide any assurance on the financial information.

Our engagement cannot be relied upon to identify or disclose any financial misstatements including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws or regulations. We have no responsibility to identify and communicate deficiencies or material weaknesses in your internal control as part of this engagement.

We are available to provide you with business advice, but we are not obligated to do so unless you specifically request us to perform a specific service. It is our policy to put all advice on which a client intends to rely in writing. We believe that is necessary to avoid confusion and to make clear the specific nature and limitations of our advice. You should not rely on any advice that has not been put in writing by our firm after a full supervisory review.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. If, for any reason, we are unable to complete the engagement or are unable to perform the accounting services, we may withdraw from this engagement.

This engagement does **not** include the preparation of financial statements to be issued under Statements on Standards for Accounting and Review Services (SSARS). No representative of the North Bay Village, Florida in any way, may state or imply that Carr, Riggs, & Ingram, LLC has been associated with any financial statements.

Other Relevant Information

You are responsible for:

- All management decisions and responsibilities.
- Designating an individual with suitable skills, knowledge, and experience to oversee any services we provide.
- Evaluating the adequacy and results of the services performed and accepting responsibility for such services.
- Providing requested schedules and documents.

These services are consulting related and in no way constitute an audit, review, attestation engagement, or compilation made in accordance with standards established by the American Institute of Certified Public Accountants. Therefore, we will not express an opinion or provide any level of assurance on any financial statement accounts or information.

Other Relevant Information

Yvonne Clayborne is the responsible partner on the engagement. Brandie Delli is responsible for supervising the engagement.

We estimate that our time for these services will be 72 to 90 hours. Our fees for these services will be based on hourly rates and are estimated to be up to $14,500. Our invoices for these fees will be rendered each month as work progresses.

Additional time required to complete the scope of services or time required outside the scope of this engagement will be billed at the following hourly rates:

Partner	$375/hour
Manager	$220/hour
Senior	$185/hour
Staff	$140/hour

You will also be billed for out-of-pocket costs such as word processing, postage, travel, etc. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. Our invoices for these fees will be rendered each month as work progresses.

You have the right and we reserve the right to withdraw from this engagement upon written notification. In such an event, it is the policy of the firm to bill a client for services provided and charges incurred on the client's behalf before the point of withdrawal.

Governing Law; Venue

This agreement and performance hereunder shall be governed by the laws of the State of Florida, without reference to any conflict of laws rules or principles.

Disclosure

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account including service providers located outside of the United States. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. Furthermore, we will remain responsible for the work provided by any such third-party service providers. By signing this letter, you consent to allow us to disclose your financial information, if applicable, or other information to our service providers located abroad. If you want to limit the amount of information that may be disclosed to any third-party service provider, please notify us in writing as an attachment to this letter.

Electronic Data Communication and Storage and Use of Third Party Service Provider

In the interest of facilitating our services to the Village, we may send data over the Internet, securely store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to the Village may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as, but not limited to, providers of tax return preparation software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards. We also require our third-party vendors to do the same.

You recognize and accept that we have no control over, and shall not be responsible for, the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors. You consent to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

To enhance our services to you, we will use a combination of remote access, secure file transfer, virtual private network or other collaborative, virtual workspace or other online tools or environments. Access through any combination of these tools allows for on-demand and/or real-time collaboration across geographic boundaries and time zones and allows CRI and you to share data, engagement information, knowledge, and deliverables in a protected environment. In order to use certain of these tools and in addition to execution of this acknowledgement and engagement letter, you may be required to execute a separate client acknowledgement or agreement and agree to be bound by the terms, conditions and limitations of such agreement. You agree that CRI has no responsibility for the activities of its third-party vendors supplying these tools and agree to indemnify and hold CRI harmless with respect to any and all

claims arising from or related to the operation of these tools. While we may back up your files to facilitate our services, you are solely responsible for the backup of your files and records; therefore, we recommend that you also maintain your own backup files of these records. In the event you suffer a loss of any files or records due to accident, inadvertent mistake, or Act of God, copies of which you have provided to us pursuant to this agreement, we shall not be responsible or obligated to provide you a copy of any such file or record which we may retain in our possession.

If you do not provide us with information we request in a timely manner, refuse to cooperate with our reasonable requests, or misrepresent any facts, then we have the right to withdraw from this engagement. Our withdrawal will release us from any obligation to complete these above stated services and will constitute completion of our engagement. You agree to compensate us for our time and out-of-pocket expenses through the date of our withdrawal.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us.

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fee. We will issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We appreciate the opportunity to be of service to you and look forward to working with the Village personnel. We believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you acknowledge and agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

Carr, Riggs & Ingram, L.L.C.

Carr, Riggs & Ingram, LLC
Melbourne, Florida

RESPONSE AND ACCEPTANCE:

This letter correctly sets forth the understanding of the consulting services to be provided for the North Bay Village, Florida.

By: _____
Ralph Rosado, Ph.D., AICP
Village Manager

Date:_____

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
215 Baytree Drive
Melbourne, FL 32940

321.255.0088
321.259.8648 (fax)
CRIcpa.com

December 22, 2023

North Bay Village, Florida
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141

We are pleased to confirm our acceptance and understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide to the North Bay Village, Florida (the "Village").

Consulting Services

We will provide you with the following consulting services for the North Bay Village, Florida ("the Village") to assist the Village in the implementation of GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* (SBITA's), and the accounting for any lease contracts entered into during the fiscal year ended September 30, 2023 under GASB Statement No. 87, *Leases*, including but not limited to:

GASB Statement No. 96
- Obtain copies of agreements from the Village's IT department
- Assist the Village in review and evaluation of the agreements for qualifying SBITA's
- Calculate subscription assets and liabilities using CentraLease software
- Propose journal entries for the accounting for SBITA's for the fund financial statements
- Prepare journal entries for the accounting for SBITA's for the government-wide financial statements

GASB Statement No. 87
- Obtain copies of lease agreements entered into during fiscal year 2023
- Assist the Village in review and evaluation of the agreements for qualifying leases
- Calculate right-to-use lease assets and lease liabilities using CentraLease software
- Propose journal entries for the accounting for new leases for the fund financial statements
- Review entries for leases in place prior to fiscal year 2023 and propose adjusting entries, as needed
- Prepare journal entries for the accounting for leases for the government-wide financial statements

Technical Assistance
- Provide the Village with amortization schedules for SBITA's for accounting in future fiscal years
- Provide the Village with amortization schedules for (new) leases for accounting in future fiscal years
- Prepare documentation for financial reporting, e.g., note disclosures

Our Responsibilities

We are not required to, and will not, verify the accuracy or completeness of the information you provide to us for any services provided herein or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion or provide any assurance on the financial information.

Our engagement cannot be relied upon to identify or disclose any financial misstatements including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws or regulations. We have no responsibility to identify and communicate deficiencies or material weaknesses in your internal control as part of this engagement.

We are available to provide you with business advice, but we are not obligated to do so unless you specifically request us to perform a specific service. It is our policy to put all advice on which a client intends to rely in writing. We believe that is necessary to avoid confusion and to make clear the specific nature and limitations of our advice. You should not rely on any advice that has not been put in writing by our firm after a full supervisory review.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. If, for any reason, we are unable to complete the engagement or are unable to perform the accounting services, we may withdraw from this engagement.

This engagement does **not** include the preparation of financial statements to be issued under Statements on Standards for Accounting and Review Services (SSARS). No representative of the North Bay Village, Florida in any way, may state or imply that Carr, Riggs, & Ingram, LLC has been associated with any financial statements.

Other Relevant Information

You are responsible for:

- All management decisions and responsibilities.
- Designating an individual with suitable skills, knowledge, and experience to oversee any services we provide.
- Evaluating the adequacy and results of the services performed and accepting responsibility for such services.
- Providing requested schedules and documents.

These services are consulting related and in no way constitute an audit, review, attestation engagement, or compilation made in accordance with standards established by the American Institute of Certified Public Accountants. Therefore, we will not express an opinion or provide any level of assurance on any financial statement accounts or information.

Other Relevant Information

Yvonne Clayborne is the responsible partner on the engagement. Brandie Delli is responsible for supervising the engagement.

We estimate that our time for these services will be 8 to 10 hours. The fees for these services will be based on hourly rates and will range from $6,000 to $7,550. Our invoices for these fees will be rendered each month as work progresses.

If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Additional services outside the scope of this engagement will be billed at the following hourly rates:

Partner	$375/hour
Manager	$220/hour
Senior	$185/hour
Staff	$140/hour
IT Specialist	$250/hour

You have the right and we reserve the right to withdraw from this engagement upon written notification. In such an event, it is the policy of the firm to bill a client for services provided and charges incurred on the client's behalf before the point of withdrawal.

Governing Law; Venue

This agreement and performance hereunder shall be governed by the laws of the State of Florida, without reference to any conflict of laws rules or principles.

Disclosure

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account including service providers located outside of the United States. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. Furthermore, we will remain responsible for the work provided by any such third-party service providers. By signing this letter, you consent to allow us to disclose your financial information, if applicable, or other information to our service providers located abroad. If you want to limit the amount of information that may be disclosed to any third-party service provider, please notify us in writing as an attachment to this letter.

Electronic Data Communication and Storage and Use of Third Party Service Provider

In the interest of facilitating our services to the Village, we may send data over the Internet, securely store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to the Village may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as, but not limited to, providers of tax return preparation software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards. We also require our third-party vendors to do the same.

You recognize and accept that we have no control over, and shall not be responsible for, the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors. You consent to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

To enhance our services to you, we will use a combination of remote access, secure file transfer, virtual private network or other collaborative, virtual workspace or other online tools or environments. Access through any combination of these tools allows for on-demand and/or real-time collaboration across geographic boundaries and time zones and allows CRI and you to share data, engagement information, knowledge, and deliverables in a protected environment. In order to use certain of these tools and in addition to execution of this acknowledgement and engagement letter, you may be required to execute a separate client acknowledgement or agreement and agree to be bound by the terms, conditions and limitations of such agreement. You agree that CRI has no responsibility for the activities of its third-party vendors supplying these tools and agree to indemnify and hold CRI harmless with respect to any and all claims arising from or related to the operation of these tools. While we may back up your files to facilitate our services, you are solely responsible for the backup of your files and records; therefore, we recommend that you also maintain your own backup files of these records. In the event you suffer a loss of any files or records due to accident, inadvertent mistake, or Act of God, copies of which you have provided to us pursuant to this agreement, we shall not be responsible or obligated to provide you a copy of any such file or record which we may retain in our possession.

If you do not provide us with information we request in a timely manner, refuse to cooperate with our reasonable requests, or misrepresent any facts, then we have the right to withdraw from this engagement. Our withdrawal will release us from any obligation to complete these above stated services and will constitute completion of our engagement. You agree to compensate us for our time and out-of-pocket expenses through the date of our withdrawal.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us.

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fee. We will issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We appreciate the opportunity to be of service to you and look forward to working with the Village personnel. We believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you acknowledge and agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

Carr, Riggs & Ingram, L.L.C.

Carr, Riggs & Ingram, LLC
Melbourne, Florida

RESPONSE AND ACCEPTANCE:

This letter correctly sets forth the understanding of the consulting services to be provided for the North Bay Village, Florida.

By: _____
Ralph Rosado, Ph.D., AICP
Village Manager

Date:_____

CRI Advisors, LLC
7506 Lynx Way
Suite 201
Melbourne, FL 32940

321.255.0088
386.336.4189 (fax)
CRIadv.com

March 20, 2025

Re: Consent to Assignment and Extension Options

We are pleased to inform you that Carr, Riggs & Ingram, L.L.C. ("CRI CPA") is restructuring into an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations and professional standards. Under the alternative practice structure, CRI CPA will continue as a licensed independent CPA firm that provides attest services, as well as additional ancillary services, to its clients. CRI Advisors, LLC ("CRI Advisors") will provide tax and business consulting services to its clients. CRI Advisors and its subsidiaries are not licensed CPA firms and will not provide any attest services. In connection with this restructuring, we are asking your consent, effective November 18, 2024, to add CRI Advisors as a party to your Agreement executed with CRI CPA on February 22, 2024 (the "Agreement") and assign your Engagement Letters with CRI CPA (the "Engagement Letters") governing non-attestation services, or non-attestation portions thereof (the "non-attestation services") to CRI Advisors so that the services may continue uninterrupted.

You consent to: a) CRI Advisors and CRI CPA sharing your Client information with one another in support of the services to be provided under an Engagement Letter; and b) the transfer by CRI CPA of all Client files, work papers and work product, for services other than attest services, if any, which includes confidential client information to CRI Advisors.

The term of the Agreement is hereby requested to extend to the fiscal year ended September 30, 2024, with the option to renew services for an additional two (2) fiscal years.

Sincerely,

Carr, Riggs & Ingram, L.L.C.

CRI Advisors, LLC

AGREED:

Frank Rollason, Village Manager

_____
Signature

_____
Date

ITEM NO. 11.B

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Haydee Sera, Village Attorney

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE EXECUTION OF TWO LEASE AGREEMENTS WITH CAUSEWAY TOWER, LLC FOR ADDITIONAL OFFICE SPACE, INCLUDING RELATED EXPENSES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON**

RECOMMENDATION

It is recommended that the Village Commission ratify the lease agreements and approve the associated expenditures for the Administrative Offices.

BACKGROUND AND ANALYSIS

The Village Staff requests the Village Commission to ratify a lease agreement and associated expenditures for additional leased office space for the Public Works Department. This expansion is critical to accommodate the growing staffing needs required for ongoing Village projects. Suites 208 and 209 have recently become available and are well-suited for the department's needs. The new office space will house the Public Works Director, the Executive Assistant to the Public Works Director, and two Project Managers.

Following negotiations with the building management, an agreement has been reached to lease approximately 736 square feet of space at a rate of $24 per square foot. The lease term will be three years, starting on January 1st and ending on December 31, 2027.

Associated Costs:
Public Works Suite 208
Rent: $13,248 (9 months at $1,472 per month, from January through September 2025)
Wi-Fi Network/Computer Installation: $2,981
Electrical Installation: $4,277
Furniture and other miscellaneous items: $3,830.65

The total expenditures associated with the relocation are $24,286.65.

Additionally, a new space on the sixth floor has become available, offering the potential to relocate either the Code Enforcement or Capital Improvement Project Department. We have worked with the landlord and building management to reach an agreement to lease approximately 595 square feet of space at a rate of $22.00 per square foot for the first year.

Associated Costs:
Suite 608
Rent: $7,6315.81 (7 months at $1,090.83 per month from April to September 2025)
Wi-Fi Network / Computer Installation: $1,270.00
Total expenditures associated with the new office space for FY2024- 25: $8,905.81

It is recommended that the Village Commission ratify the lease agreements and approve the associated expenditures for the Department's new office space.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
Budgeted under Building Improvements #430-30-533-6201

PERSONNEL IMPACT
NONE

ATTACHMENTS
Resolution Ratifying Lease Agreements Village Office Space.DOCX
Exhibit A-Lease 208.pdf
Exhibit B-Suite 608 lease.pdf

RESOLUTION NO. 2025- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, RATIFYING THE EXECUTION OF TWO LEASE AGREEMENTS WITH CAUSEWAY TOWER, LLC FOR ADDITIONAL OFFICE SPACE, INCLUDING RELATED EXPENSES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 25, 2024, the North Bay Village (the "Village") Manager entered into a new, three-year lease for approximately 736 square feet of office space at 1666 Kennedy Causeway (the "Property") for the relocation of the Public Works Department offices from the 3rd to the 2nd floor (the "2nd Floor Lease"); and

WHEREAS, on April 4, 2025, the Village Manager entered into a new, three-year lease for approximately 595 square feet of office space at the Property for additional office space on the 6th floor for Code Enforcement (the "6th Floor Lease"); and

WHEREAS, additional office space was necessary for the relocation of personnel due to new personnel hires; and

WHEREAS, the Village has incurred various expenses associated with the additional office space, all as set forth in the staff memorandum accompanying this item (the "Expenses"); and

WHEREAS, the Village Commission desires to ratify the Village Manager's execution of the 2nd Floor Lease and the 6th Floor Lease, attached hereto as Exhibit "A" and Exhibit "B," respectively, together with the associated Expenses; and

WHEREAS, the Village Commission finds that adoption of this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Ratification. That the Village Commission hereby ratifies the 2nd Floor Lease and the 6th Floor Lease, including the related Expenses.

Section 3. Implementation. That the Village Commission authorizes the Village Manager and Village Attorney to take any and all action necessary to implement the intent and purpose of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Doris Acosta	_____
Commissioner Richard Chervony	_____
Commissioner Andy Rotondaro	_____

PASSED AND ADOPTED on this _____ day of _____, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

OFFICE BUILDING LEASE

THIS LEASE AGREEMENT (hereinafter referred to as the "Lease") made and entered into this 25 day of November, 2024, by and between Causeway Tower LLC, (hereinafter called "Landlord") whose address for purposes hereof is 1666 Kennedy Causeway, Suite #610, North Bay Village, Florida 33141 and **North Bay Village, a Florida Municipal Corporation** (hereinafter called "Tenant"). Tenant's Main address is 1666 Kennedy Causeway, Suite #208, North Bay Village, FL 33141.

WITNESSETH:

1. LEASED PREMISES. Subject to and upon the terms, provisions, covenants and conditions hereinafter set forth, and each in consideration of the duties, covenants and obligations of the other hereunder, Tenant does hereby lease, demise and let from Landlord those certain premises (hereinafter called the "Leased Premises") in the property known as Causeway Tower, (hereinafter called the "Property") located in North Bay Village, Florida, such Leased Premises being more particularly described as follows: approximately **736** square feet of net rentable area located at **Suite #208 (combination of Suites #208 and #209)** of the Property as reflected on the floor plan of such Leased Premises attached hereto as "Exhibit A" and made a part hereof, identified by the signature or initials of Landlord and Tenant.

2. TERM. This Lease shall be for a term of **three (3) years** commencing on January **1, 2025** (the "Lease Commencement Date") and ending on **December 31,2027**(hereinafter referred to as the "Lease Term), unless sooner terminated or extended as provided herein. The Village shall have the option, but not the obligation, to renew this Lease upon written notice to Causeway Tower, on the same terms provided herein, inclusive, without limitations, of price escalation. After the second year of the initial term, the Village may terminate this Lease for any reason, by providing Causeway Tower notice of its intent to terminate ninety (90) days prior to the intended date of termination.

3. RENTAL

a. Tenant shall pay to Landlord throughout the Lease Term a total Base Rental as hereby defined:

1/1/25-12/31/27	$24.00/rsf	$1,472.00 per month

Plus any and all sales, use, transaction, or comparable tax(es) applicable thereto, **noting however that Tenant is tax exempt as it is municipality. Tenant will provide Landlord with a tax except certificate as is required by the State of Florida**. Said base monthly rental (hereinafter referred to as the "Base Rental") shall be subject to adjustment as hereinafter provided in this Lease. Any and all such Base Rental, together with all tax(es) thereon, shall be due and payable in advance on or before the first day of each month during the Lease Term, without demand, deduction or offset at the office of Landlord or to such other person or at such other place as Landlord may designate in writing.

Landlord upon execution of this Lease by Landlord and Tenant hereby acknowledges payment by Tenant the sum of **$1,472.00with sales tax exemption, totaling $1,472.00** representing payment of Rent for the first full calendar month of the Lease which will be applied towards **First, Month** Rent. If this Lease commences on a day other than the first day of a calendar month, the Base Rental for the fractional month shall be appropriately prorated.

b. Tenant recognizes that late payment of any Rent (Base Rental plus any additional rents, Operating Expenses and other expenses due hereunder) or other sum due hereunder from Tenant to Landlord will result in administrative expense to Landlord, the extent of which additional expense is extremely difficult and economically impractical to ascertain. Tenant therefore agrees that if Rent or any other payment due hereunder from Tenant to Landlord remains unpaid five (5) days after the same is due, the amount of such unpaid Rent or other payment shall be increased

TENANT	LANDLORD
FR	

by a late charge, which shall be considered additional Rent, to be paid to Landlord by Tenant in an amount equal to10 percent (10%) per month of the amount of the delinquent Rent or other payment. The amount of the late charge to be paid to Landlord by Tenant for any particular month shall be computed on the aggregate amount of delinquent Rent and other payments, including all accrued late charges then outstanding. Tenant agrees that such amount is not a penalty, but rather, a reasonable estimate of the loss and expense to be suffered by Landlord as a result of such late payment by Tenant and may be charged by Landlord to defray such loss and expense. In the event any check from Tenant is dishonored for any reason, Tenant shall be required to replace the check with a cashier's check or money order, and the amount owed shall be increased to include a Dishonorable Check Charge of $50.00 per returned check or the equivalent of the bank charge whichever is greater. The terms of this paragraph in no way relieve Tenant of the obligation to pay Rent or other payments on or before the date on which they are due, nor do the terms of this paragraph in any way affect Landlord's remedies provided elsewhere in this Lease in the event said Rent or other payment is unpaid after the date due.

c. Tenant shall pay to Landlord monthly sales or use tax on all amounts paid as Rent hereunder, which sum is to be paid to the State of Florida, or other applicable governmental entity, by the Landlord. Should such tax rate change under the Florida Sales Tax Statute or other applicable statutes, Tenant will pay Landlord the amounts reflective of such changes. Tenant shall pay Landlord in conjunction with all sums due hereunder, any and all applicable sales, use or other similar tax and any interest or penalties assessed therein ("Sales Tax") simultaneously with such payment. **Notwithstanding the foregoing, the parties acknowledge and agree that Tenant is tax exempt as it is a municipality. Tenant will provide Landlord with a tax-exempt certificate as is required by State of Florida.**

4. RENEWAL OPTION. **Provided that Tenant is not in default during the Lease Term, Tenant will have Two (2) options to renew for an additional Three (3) year per Renewal Option (the "Renewal Option"). The Base Rent for the First Renewal Option period will be negotiated between Landlord and Tenant but will not exceed 4% over the prior year's Base Rental. The Base Rent for the Second Renewal Option period will be negotiated between Landlord and Tenant at the time that Tenant exercises said option. In the event Tenant fails to exercise the Renewal Option's by providing the Landlord with written notice at least sixty (60) days prior to expiration of the Lease Term, the Renewal Option shall terminate, expire and be null and void.**

5. SECURITY DEPOSIT. **Intentionally Omitted. No Security Deposit is being collected from the Tenant.**

6. OPERATING EXPENSE ADJUSTMENTS. In the event that the cost to the Landlord for the Operating Expenses of the Property, as hereinafter defined, during any calendar year of the Lease Term subsequent to the Base Year Estimates, which the parties hereto agree shall be calendar year **2024** exceed the cost to the Landlord for the Operating Expenses of the Property during the Base year, then Tenant shall pay to Landlord as additional Rent Tenant's proportionate share of the increase in such costs, if any, for each calendar year. The percentage of the increase in Operating Expenses to be paid by the Tenant shall be the percentage which the Net Rentable Area of the Leased Premises (stipulated in Paragraph 1 to be **736** sq.ft.) bears to the total Net Rentable Area contained in the Property, which is hereby stipulated to be approximately **62,982** Net Rentable Square Feet. Based on the above, the Leased Premises is **1.168%** of the total Net Rentable Area and this percentage multiplied by the increase in Operating Expenses will determine the proportionate share of the increase in Operating Expenses to be paid by the **Tenant's proportionate share shall be based upon that which is leased during the term with applicable proration's based upon time leased and percentage leased during the applicable lease term.** In no event will Operating Expenses be less than the Operating Expenses for Base year. The parties acknowledge and agree that the Operating Expenses for the calendar year **2025** are estimated to be **$9.60** per net rentable square foot. When the actual Operating Expenses is determined for the Base Year, Tenant shall pay the difference between the estimate and actual, if any. However, in the event the actual cost is less than the estimated operating expenses, no refund or reductions shall be given.

The term "Operating Expenses" as used herein shall include all expenses, costs and disbursements of every kind and nature which Landlord shall pay or become obligated to pay because of or in

TENANT	LANDLORD
FR	

connection with the ownership and/or operation of the Property, computed on the accrual basis, but shall not include the replacement of capital investment items and capital improvements. By way of explanation and clarification, but not by way of limitation, these Operating Expenses will include the following:

a. Wages and Salaries of all employees engaged in operation and maintenance of the Property, employer's social security taxes, unemployment taxes or insurance, and any other taxes which may be levied on such wages and salaries, the cost of disability and hospitalization insurance, pension or retirement benefits, and any other fringe benefits for such employees.

b. All supplies and materials used in operation and maintenance of the Property.

c. Cost of utilities including electricity, fuel oil, gas, sewer and water used by the Property and not charged directly to another Tenant;

d. Costs of customary Property management, servicing and maintenance of all systems and equipment, including, but not limited to, plumbing, heating, air conditioning, ventilating, lighting, electrical, landscaping, trash removal, parking areas, loading areas, sidewalks, walkways and passageways, fire alarms, fire pumps, fire extinguishers, hose cabinets, lawn sprinklers, security guard service, painting, caulking, pressure or steam cleaning of Property exterior; roof repairs, window cleaning and landscaping, marketing;

e. Cost of casualty and liability insurance applicable to the Property and Landlord's personal property used in connection therewith;

f. All Taxes (with the exception of Real Estate Taxes which are discussed under paragraph 8) and assessments and governmental charges whether federal, state, county or municipal, and whether they be by taxing districts or otherwise, and any other taxes and assessments attributable to the Property or its operation excluding, however, Federal and State Taxes on income; and

g. All charges assessed against the Property or against the underlying land by any property owners association common to the area or subdivision.

A statement of the Operating Expenses for the Base Year will be rendered to the Tenant within one hundred twenty (120) days after the close of the Base Year and each and every year thereafter. Landlord agrees to maintain accounting books and records reflecting Operating Expenses of the Property in accordance with generally accepted accounting principles and Tenant shall have the right to inspect the Landlord's books and records showing the Operating Expenses for the Base Year. The operating statement for the Base Year shall be deemed approved unless protested in writing within **thirty (30)** days after delivery to Tenant. Failure of Landlord to timely deliver the statement required herein shall not waive, relieve or excuse Tenant's obligation to pay for any increases in Operating Expenses. **Tenant shall have full rights to audit said statement and Landlord and/or Tenant's agents, and/or accountant shall cooperate in the audit.**

In the event the Operating Expenses in any year after the Base Year are reduced, because of a major capital improvement of by the use of automation, then the Operating Expenses for the Base Year shall be reduced for the purpose of determining additional Rent as though such improvement or automation was in effect during the Base Year.

The intent of this escalation paragraph is to compensate the Landlord for increases in Operating Expenses. ~~In the event the Property is less than 90% occupied during the Base Year or any subsequent calendar year, the Operating Expenses shall be prorated according to the Tenant's percentage of total occupied space rather than percentage of the overall building.~~ There will be no reduction in rental if the Operating Expenses for the Base Year are higher than the Operating Expenses for a subsequent year.

Landlord shall, within one hundred twenty (120) days after the close of any calendar year for which additional Rent is due under the provisions of this paragraph, give a written statement to Tenant showing computations for additional Rent due (the "Operating Expenses Adjustment Statement"),

TENANT	LANDLORD
FR	

except that Landlord may, at Landlord's option, give Tenant a written statement showing the computation of any additional Rent due by reason of an increase in the Operating Expenses referred to in subparagraph f of this paragraph 6 within thirty (30) days after receipt by Landlord of tax or assessment statements enabling Landlord to determine the amount of additional Rent attributable to or resulting therefrom. Tenant shall have the right to inspect Landlord's books and records showing the Operating Expenses for such calendar year and the annual operating statement or Operating Expenses Adjustment Statement shall be deemed approved unless protested in writing within **thirty (30)** days after receipt by Tenant. Tenant shall make full payment of such additional Rent to Landlord within thirty (30) days after receipt of the Operating Expenses Adjustment Statement for additional Rent. The amount of any such increase, as determined above, shall be used as an estimate for the current year and the amount of such increase shall be divided into twelve (12) equal monthly installments and Tenant shall pay to Landlord, concurrently with the next regular monthly Rent payment due following the receipt of said Operating Expenses Adjustment Statement, an amount equal to one (1) monthly installment multiplied by the number of months from January in the calendar year in which said Operating Expenses Adjustment Statement is submitted to the month of such payment, both months inclusive. Subsequent installments shall be payable concurrently with the regular monthly Rent payments for the balance of that calendar year and shall continue until the next statement for Operating Expenses Adjustment Statement is rendered. If the next or any succeeding comparison year the Operating Expense Adjustment Statement reflects an increase due from Tenant, then upon receipt of the Operating Expenses Adjustment Statement from Landlord, Tenant shall pay a lump sum equal to such total increase in Operating Expenses for the comparison year over the Base Year, less the total of the monthly installments of estimated increases paid in the comparison year, and the estimated monthly installments to be paid for the next year, shall be adjusted to reflect such increase. If in any year the Tenant's share of Operating Expenses is less than the preceding year (after the second year), then upon receipt of Landlord's statement, any overpayment made by Tenant on the monthly installment basis provided above shall be credited towards the next monthly Rent due.

Additional Rent due by reason of the provisions of this paragraph is due and payable even though it may not be calculated until subsequent to the termination date of the Lease; the Operating Expenses for the calendar year during which the Lease terminates shall be pro-rated according to that portion of said calendar year that this Lease was actually in effect. Tenant expressly agrees that Landlord, at Landlord's sole discretion, may apply the Security Deposit specified in Paragraph 5 hereof, if any, in full or partial satisfaction of any additional Rent due for the final months of this Lease by reason of the provisions of this paragraph. If said Security Deposit is greater than the amount of any such additional Rent and there are no other sums or amounts owed Landlord by Tenant, by reason of any other terms, provisions, covenants or conditions of this Lease, then Landlord shall refund the balance of said Security Deposit to Tenant as provided in Paragraph 5 hereof. Nothing herein contained shall be construed to relieve Tenant, or imply that Tenant is relieved of the liability for, or the obligation to pay, any additional Rent due for the final months of this Lease by reason of the provisions of this paragraph if said Security Deposit is less than such additional Rent, nor shall Landlord be required to first apply said Security Deposit to such additional Rent if there are any other sums or amounts owed Landlord by Tenant by reason of any other terms, provisions, covenants or conditions of this Lease.

7. SERVICES Landlord shall furnish the following services to Tenant:

a. Cleaning services deemed by Landlord to be normal and usual in a comparable building, on Monday through Friday during hours to be determined by Landlord, except that shampooing of carpet as required by Tenant shall be at Tenant's expense.

b. Automatically operated elevator service, public stairs, electrical current for lighting, incidentals, and normal office use, and water at those points of supply provided for **the Leased Premises, and the** general use of its tenants at all times and on all days throughout the year.

c. Air-conditioning on Monday thru Friday from 7:00am to 7:00pm and Saturday from 8:00am to 5:00pm and Sunday 12:00 noon to 9:00 PM, except Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. Landlord shall also furnish air-conditioning at such times as are not provided for herein, provided Tenant gives written request to Landlord before 12:00pm on the business day preceding the extra usage and if Tenant requires air-conditioning during such hours, Tenant shall be billed for such service at the rate of $50.00 per

TENANT	LANDLORD
FR	

hour per unit and said rate may be changed with thirty (30) days prior written notice.

No electric current shall be used except that furnished or approved by Landlord, nor shall electric cable or wire be brought into the Leased Premises, except upon written consent and approval of Landlord. Tenant shall use only office machines and equipment that operates on the Building's standard electric circuits, but which in no event shall overload the Building's standard electric circuits from which Tenant obtains electric current. Any consumption of electric current in excess of that considered by Landlord to be used, normal and customary for all tenants, or which require special circuits or equipment (the installation of which shall be at Tenant's expense after approval in writing by Landlord), shall be paid for by Tenant as additional Rent paid to Landlord in an amount to be determined by Landlord based upon Landlord's estimated cost of such excess electric current consumption or based upon the actual cost thereof if such excess electric current consumption is separately metered.

Such services shall be provided as long as Tenant is not in default under any of the terms, provisions, covenants, and conditions of this Lease. In no event shall Landlord be liable for any interruption or failure in the supply of any such utilities or services to Tenant or the Leased Premises, nor shall any such failure or interruption constitute an actual or constructive eviction of Tenant from the Leased Premises or result in or give rise to any abatement in any Rent received hereunder.

8. REAL ESTATE TAXES

a. The Operating Expenses shall be increased for each calendar year (hereinafter referred to as the comparison year or years) following the last full calendar year (hereinafter referred to as base year) prior to the calendar year during which the term of this Lease commences (hereinafter referred to as first year) by Tenant's prorata share of any increase for the comparison year over the base year in the amount of real estate taxes incurred or accrued by Landlord relating to the land and Property on which the Leased Premises is a part. (Refer to Paragraph 6)

b. During the first and last year of this Lease, Tenant shall only pay such increase for the fraction of the portion of the year during which the Tenant occupies the Leased Premises. Any increase that cannot be determined upon termination of the Lease Term shall be estimated by the Landlord based upon the previous year's increase at the expiration of the Lease and may be deducted from the Security Deposit.

9. IMPROVEMENTS TO LEASED PREMISES. **Landlord to make the changes as shown on Exhibit "A" page 1 of 2 and described on Exhibit "A" page 2 of 2 which is attached to this Final Lease. The Tenant is the municipality that over sees permitting in North Bay Village and they will facilitate the expeditious approval of the permit if they deem a permit is required.**

10. DELAY IN POSSESSION. If the Landlord is unable to give possession of the Leased Premises on the Lease Commencement Date, by reason of the holding over of any prior Tenant or Tenants or for any other reason, an abatement or diminution of the Rent to be paid hereunder shall be allowed Tenant under such circumstances, but nothing herein shall operate to extend the Lease Term beyond the agreed expiration date, and said abatement in Rent shall be the full extent of Landlord's liability to Tenant for any loss or damage to Tenant on account of said delay in obtaining possession of the Leased Premises. If Landlord is unable to give possession of the Leased Premises to Tenant within ninety (90) days after the commencement of the Term of this Lease for any reason, then Tenant shall have the right to cancel this Lease by giving written notice of its intention to cancel this Lease to Landlord within ten (10) days after the expiration of said ninety (90) day period; and upon such cancellation, Landlord and Tenant shall each be released and discharged from all liability on this Lease. There shall be no delay in commencement of the Term of this Lease and/or payment of Rent where Tenant fails to occupy the Leased Premises when same are ready for occupancy, or where Landlord and/or Tenant has a delay in preparing the Leased Premises for occupancy by Tenant failing to promptly approve plans, make material or color selections, or make other decisions necessary for the preparation of the Leased Premises for occupancy. For the purpose of this paragraph, the Leased Premises shall be deemed completed and ready for occupancy by Tenant when the Supervising Architect and/or Landlord's Contractor certifies that the work

TENANT	LANDLORD
FR	

required by Landlord by reason of Paragraph 9 has been substantially completed in accordance with said approved plans and specifications.

11. PRIOR OCCUPANCY. If Tenant, with Landlord's consent, shall occupy the Leased Premises prior to the beginning of the Lease Term specified in Paragraph 2 hereof, all provisions of this Lease shall be in full force and effect commencing upon such occupancy, and Rent for such period shall be paid by Tenant at the same rate herein specified. **EARLY ACCESS TO THE LEASED PREMISISES WILL BE GRATED, AS LONG AS THE WORK IS COMPELETED.**

12. REPAIRS. By taking possession of the Leased Premises, Tenant shall be deemed to have accepted the Leased Premises as being in good condition and repair and sanitary order. Tenant shall, at Tenant's sole cost and expense, keep and maintain the Leased Premises and all partitions, doors, fixtures, equipment and appurtenances thereof and improvements thereof, in good order, condition and repair and shall replace any of the same as required by Landlord, including but not limited to: door closures devices and other exterior openings; electrical, mechanical and electromotive installation, equipment and fixture, signs, placards, decoration advertising media of any type or every part thereof, and replace any and all broken glass caused by Tenant, its agents or invitees, in and about the Property, damage thereto from causes beyond the reasonable control of Tenant and ordinary wear and tear excepted. Tenant shall, upon the expiration or sooner termination of this Lease, surrender the Leased Premises to the Landlord in good condition, ordinary wear and tear and damages caused beyond the reasonable control of Tenant excepted. Except as specifically provided in another paragraph or addendum to this Lease, Landlord shall have no obligation whatsoever to alter, remodel, improve, repair, decorate or paint the Leased Premises or any part thereof and the parties hereto affirm that Landlord has made no representations to Tenant respecting the condition of the Leased Premises or the Property except as specifically herein set forth.

Notwithstanding the above provisions, Landlord shall repair and maintain the structural portions of the Property, including the roof and base building plumbing, unless such maintenance and repairs are caused in part or in whole by the act, neglect, fault or omission of any duty by the Tenant, its agents, servants, employees or invitees, in which case Tenant shall pay to Landlord the reasonable cost of such maintenance and repairs. Landlord shall not be liable for any failure to make any such repairs or to perform any maintenance for those items that Landlord is responsible to repair, unless such failure shall persist for an unreasonable time after written notice of the need of such repairs or maintenance is given to Landlord by Tenant. There shall be no abatement of Rent and no liability of Landlord by reason of any injury to or interference with Tenant's business arising from the making of any repairs, alterations or improvements in or to any portion of the Property or the Leased Premises or in or to fixtures, appurtenances and equipment therein. Tenant waives the right to make repairs at Landlord's expense, without the express written approval from Landlord, under any law, statute or ordinance now or hereafter in effect.

13. ALTERATIONS AND ADDITIONS. Except as set forth herein, Tenant shall not make or suffer to be made any alterations, additions or improvements to or of the Leased Premises or any part thereof without the prior written consent of Landlord. Any alterations, additions or improvements to or of said Leased Premises, including, but not limited to, carpeting, wall covering, paneling and built-in cabinet work, but excepting movable furniture, **personal property, removable equipment,** and trade fixtures, shall on the expiration of the Lease Term, at the sole option of Landlord, become a part of the Property and belong to the Landlord and shall be surrendered with the Leased Premises. Tenant must obtain the written consent of the Landlord prior to any alterations, additions or improvements to be made to the Leased Premises and of the contractor or person selected by Tenant to make same. All alterations, additions and improvements shall be made by Tenant at Tenant's sole cost and expense, **except as otherwise provided herein.** Upon the expiration or sooner termination of the Lease, Tenant shall, at Tenant's sole cost and expense, upon written demand by Landlord given at least thirty (30) days prior to the end of the Lease Term, forthwith and with all due diligence, remove any alterations, additions, or improvements, designated by Landlord to be removed, and Tenant shall, forthwith and with all due diligence at its sole cost and expense, repair any damage to the Leased Premises caused by such removal.

It is further agreed that this Lease is made by the Landlord and accepted by the Tenant with the distinct understanding and agreement that the Landlord shall have the right and privilege to make

TENANT	LANDLORD
FR	

and build additions to the Property of which the Leased Premises are a part, and make such alterations and repairs to said Property as it may deem wise and advisable without any liability to the Tenant thereof. Landlord reserves all rights to the air space over the Leased Premises and the Property. Landlord reserves the right to use all areas of the Property to accommodate future construction activities in, around, over and under the Property.

14. LIENS. The Tenant herein shall not have any authority to create any liens for labor or material on the Landlord's interest in the Leased Premises and all persons contracting with the Tenant for the destruction or removal of any facilities or other improvements or for the erection, installation, alteration, or repair of any facilities or other improvements on or about the Leased Premises, and all materialmen, contractors, mechanics and laborers, are hereby charged with notice that they must look only to the Tenant and to the Tenant's interests in the Leased Premises to secure the payment of any bill for work done or material furnished at the request or instruction of Tenant.

Tenant further agrees that Tenant will pay all liens of contractors, subcontractors, mechanics, laborers, material men, and other items of like character, and will indemnify Landlord against all expenses, costs and charges, including bond premiums for the release of liens and attorneys' fees reasonably incurred in and about the defense of any suit to discharge the said Leased Premises or any part thereof from any liens, judgments, or encumbrances caused or suffered by Tenant. In the event any such lien shall be made or filed, Tenant shall bond against or discharge the same within ten (10) days after the same has been made or filed. It is understood and agreed between the parties hereto that the expenses, costs and charges above referred to shall be considered as Rent due and shall be included in any lien for Rent.

15. CHARGES FOR SERVICES. It is understood and agreed upon between the parties hereto that any charges against Tenant by Landlord for services or for work done on the Leased Premises by order of Tenant, or otherwise accruing under this Lease, shall be considered as Rent due and shall be included in any lien for Rent.

16. QUIET POSSESSION. Upon payment by Tenant of the Rent herein provided, and upon observance and performance of all terms, provisions, covenants and conditions on Tenant's part to be observed and performed, Tenant shall, subject to all of the terms, provisions, covenants and conditions of this Lease Agreement, peaceably and quietly hold and enjoy the Leased Premises for the Lease Term hereby demised.

17. PAYMENT. Tenant agrees that Tenant will promptly pay said Rent at the times and place stated herein; that Tenant will pay charges for work performed on order of Tenant, and any other charges that accrue under this Lease. Any payment due to Landlord under the terms of this Lease shall be deemed to be Rent and/or additional Rent.

18. PERSONAL PROPERTY TAXES. Tenant shall pay, or cause to be paid, before delinquency, any and all taxes levied or assessed and which become payable or arise during the Lease Term hereof upon all Tenant's leasehold improvements, equipment, furniture, fixtures and personal property located in the Leased Premises.

19. USE. Tenant shall use the Leased Premises for **Offices for North Bay Village Public Works Department** and shall not use or permit the Leased Premises to be used for any other purpose without the prior written consent of Landlord.

Tenant shall not do or permit anything to be done in or about the Leased Premises or the Property, nor bring or keep anything therein which will in any way increase the existing rate of or affect any fire, flood, hazard, casualty, liability or other insurance upon the Property or any of its contents, or cause cancellation of any insurance policy covering said Property or any part thereof or any of its contents. Tenant shall not do or permit anything to be done in or about the Leased Premises or the Property which will in any way obstruct or interfere with the rights of other Tenants or occupants of the Property or injure or annoy them or use or allow the Leased Premises or the Property to be used for any improper, immoral, unlawful or objectionable purpose, nor shall Tenant cause, maintain or permit any nuisance in, on or about the Leased Premises or the Property. Tenant shall not commit or suffer to be committed any waste in or upon the Leased Premises or the Property.

TENANT	LANDLORD
FR	

20. INSURANCE. If the Landlord's insurance premiums exceed the standard premium rates because the nature of Tenant's operation results in extra-hazardous exposure, then Tenant shall, upon receipt of appropriate invoices from Landlord, promptly reimburse Landlord for such increase in premiums. It is understood and agreed between the parties hereto that any such increase in premiums shall be considered as additional Rent and shall be included in any lien for Rent. **Upon written request of Tenant, Landlord shall provide Tenant with a copy of its policies so long as Tenant is not in default of the Lease.**

21. INDEMNIFICATION OF LANDLORD. Tenant hereby indemnifies and holds Landlord harmless from and against suits, claims, losses, liabilities, actions, damages and expenses including but not limited to loss of life, bodily or personal injury, property damage or loss of income which may arise against Landlord and be in favor of any persons, firms or corporations, for any injuries or damages to the person or property of any persons, firms or corporations, consequent upon or arising from the use or occupancy of said Leased Premises by Tenant, or consequent upon or arising from any acts, omissions, neglect or fault of Tenant, its agents, servants, employees, licensees, visitors, customers, patrons or invitees, or consequent upon or arising from Tenant's failure to comply with any laws, statutes, ordinances, codes or regulations as herein provided; from any occurrence in, upon or at the Leased Premises or the occupancy or use by Tenant of said Leased Premises or the Property, or any part thereof. Tenant shall store its property and occupy the Leased Premises at its own risk, and releases Landlord, to the full extent permitted by law, from all claims of every kind resulting in loss of life, personal or bodily injury or property damage. Landlord shall not be responsible or liable at any time for any loss or damage to Tenant's merchandise or equipment, fixtures or other personal property of Tenant or to Tenant's business; and Landlord shall not be responsible or liable to Tenant or to those claiming by, through or under Tenant for any loss or damage to either the person or property of Tenant that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting or adjoining premises. Landlord shall not be responsible or liable for any defect, latent or otherwise, in any building, roof, equipment, machinery, utilities, appliances or apparatus therein. Nor shall Landlord be responsible or liable for any injury, loss or damage to any person or to any property of Tenant or other person caused by or resulting from bursting, breakage, leakage, steam, running or the overflow of water from the roof or sewage in any part of said premises or for any injury or damage caused by or resulting from Acts of God. Tenant shall give prompt notice to Landlord in case of fire or accidents in the Leased Premises or the Property or of defects therein or in any fixtures or equipment. In case Landlord shall, upon the fault of Tenant, be made a party to any litigation commenced by or against Tenant, then Tenant shall, at its own cost and expense, defend any such suits or actions, and if Tenant fails to do so, Landlord may, at the cost and expense of Tenant and upon prior written notice to Tenant, defend any such suits or actions. In the event that fault is apportioned between Landlord & Tenant than Tenant shall reimburse Landlord for the portion of Landlord's cost and expenses attributable to the percentages of Tenant's fault. Tenant shall also pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by Landlord in enforcing the terms of this Lease. **Notwithstanding anything to the contrary contained herein, Tenant's indemnification shall not extend to the gross negligence of Landlord.**

In the event Tenant has subsidiaries or intends to operate more than one business from the Leased Premises; which occupy the leased space; or leases part of the premises to a subtenant with Landlord's prior written consent as otherwise required under the terms of this lease (hereinafter these entities whether legally related or not shall be referred to as "related entities"); it is hereby understood and agreed that Tenant shall secure whatever occupational licenses and permits may be deemed necessary for said related entities and shall guarantee compliance on behalf of said related entities as to all governmental regulations that may affect, directly or indirectly, the operation of said related entity.

Furthermore, Tenant shall secure liability coverage for all related entities in an amount of not less that that required from Tenant under the terms and conditions of this Lease. These related entities shall be named additional insureds under the Tenant's policy of insurance or proof that such related entity has a separate liability policy in compliance with the terms and conditions set forth in this lease and shall be supplied to Landlord upon the execution of this Lease but in no event later than concurrent with the related entity's occupation of the Leased Premises. Said entities and all subsidiaries shall be subject to and comply with all provisions herein.

TENANT	LANDLORD
FR	

Tenant shall indemnify and hold Landlord harmless from any and all liability which may arise as a result of the operation of said related entities. In addition, Tenant indemnifies and holds Landlord harmless from any and all liability for actions brought against Landlord by any individual or entity as a result of the operation or negligence of any related entity, their agents, servants, employees, licensees, visitor, customers, patrons, or invitees.

22. TENANT'S INSURANCE COVERAGE.

a. Tenant agrees that, at all times during the Lease Term (as well as prior and subsequent thereto if Tenant or any of Tenant's agents should then use or occupy any portion of the Leased Premises), it shall keep in force, with an insurance company licensed to do business in the State of Florida, and acceptable to Landlord, comprehensive general liability insurance, including property damage, in the amount of not less than One Million Dollars ($1,000,000.00) and property damage insurance, including improvements and betterment insurance, with limits of not less than the full replacement value of Tenant's improvements to the Leased Premises (without deductible in so far as liability coverage is concerned and with not more than Five thousand Dollars ($5,000.00) deductible in so far as property damage is concerned). Such policies shall: (1) include Landlord and Landlord's property manager as additional insureds, and shall include Landlord and Landlord's lender, if any, as additional insured/Loss Payee, (2) be considered primary insurance, (3) include within the terms of the policy or by contractual liability endorsement coverage insuring Tenant's indemnity obligations under paragraph 21, and (4) provide that it may not be canceled or changed without at least thirty (30) days prior written notice to Landlord from the company providing such insurance. Tenant will also maintain throughout the Lease Term worker's compensation insurance with not less than the statutory limits of coverage, and (5) shall include coverage for assault and battery. **Tenant is a municipality and is Self-Insured, as such Landlord will be named as a Certificate Holder, not as Additional Insured.**

b. The insurance coverages to be provided by Tenant will be for a period of not less than one (1) year. At least fifteen (15) days prior to the Lease Commencement Date, Tenant will deliver to Landlord original certificates of all such paid-up insurance; thereafter, at least fifteen (15) days prior to the expiration of any policy, Tenant will deliver to Landlord such original certificates as will evidence a paid-up renewal or new policy to take the place of the one expiring.

23. SUBROGATION. Each party will look first to any insurance in its favor before making any claim against the other party for recovery for loss or damage resulting from fire or other casualty, and to the extent that such insurance is in force and collectible and to the extent permitted by law, Tenant hereby waives and releases all rights of subrogation under Tenant's insurance policies discussed in Paragraph 22 and Tenant will cause each such insurance policy to be properly endorsed to evidence such waiver and release of subrogation in favor of Landlord.

24. RISK OF LOSS OF PERSONAL PROPERTY. All personal property, including removable trade fixtures, placed or moved into the Leased Premises or Property shall be at the sole risk of the Tenant or other owner of such personal property. Neither Landlord nor Landlord's property manager shall be liable to Tenant or others for any damage or loss of personal property or fixtures arising from theft, vandalism, HVAC malfunction, electrical malfunction, bursting or leaking of water or sewer pipes, or any act or omission of any other Tenant or occupant of the building or any other person or entity.

25. ASSIGNMENT AND SUBLETTING. Tenant shall neither voluntarily nor by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest therein, and shall not sublet the said Leased Premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other persons (the employees, agents, servants and invitees of Tenant excepted) to occupy or use the said Leased Premises, or any portion thereof without the prior written consent of Landlord, which consent will not be unreasonably withheld by the Landlord. If Tenant desires to assign or sublet all or a portion of the Leased Premises, Tenant shall first advise Landlord in writing of the name, proposed use of Leased Premises and such financial information as Landlord may reasonably require applicable to the proposed assignee or subtenant. Tenant shall also accompany such request for consent with a copy of the proposed assignment or sublease any other agreements to be entered into concurrently with such assignment or sublease. It shall not be unreasonable for Landlord to withhold consent if the reputation, financial

TENANT	LANDLORD
FR	

responsibility or business of proposed assignee or subtenant is reasonably unacceptable to Landlord or if the intended use by the proposed assignee or subtenant is not to the use of the Leased Premises authorized Tenant by the provisions of this Lease or if the proposed assignee or subtenant is a present or former Tenant of the Property. ~~Landlord may charge an assignment fee not to exceed **three (3)** month's Rent. A transfer of ten percent (10%) or more of any interest in the Tenant's entity or this Lease (whether by stock, partnership interest or otherwise) will be deemed an assignment of this Lease. A consent to one assignment, subletting, occupation or use by any other person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation or use by any other person.~~ Any assignment or subletting without written consent shall be void, and shall, at the option of the Landlord, constitute a default under this Lease. In the event the Landlord consents to any such assignment or subletting, it shall also have the right to amend the terms and conditions of the Lease to reflect current market conditions.

If this Lease is assigned, or if the Leased Premises or any part thereof is sublet or occupied by anybody other than the Tenant, the Landlord may, after default by the Tenant, collect or accept Rent from the assignee, subtenant, or occupant and apply the net amount collected or accepted to the Rent herein reserved, but no such collection or acceptance shall be deemed a waiver of this covenant or the acceptance of the assignee, subtenant or occupant as Tenant, nor shall it be construed as or implied to be, a release of the Tenant from further observance and performance by the Tenant of the terms, provisions, covenants and conditions of this Lease.

In the event part of the Leased Premises are assigned or sublet, the Tenant shall comply with all indemnification provisions regarding related entities as set forth in paragraph 21 of this Lease as to such subtenant or assignee. In the event of any assignment or subletting of the entire leased premises, then the new Tenant shall comply with all indemnification provisions for related entities as set forth in paragraph 21 herein. Nothing contained herein shall preclude the requirement that the Tenant obtain the Landlord's prior written consent to sublet any part of the leased Premises or to assign any part of this Lease.

26. SUCCESSORS AND ASSIGNS. All terms, provisions, covenants and conditions to be observed and performed by Tenant shall be applicable to and binding upon Tenant, its heirs, successors and/or assigns, subject, however, to the restrictions as to assignment or subletting by Tenant as provided herein. All expressed covenants of this Lease shall be deemed covenants running with the land.

27. ESTOPPEL CERTIFICATE. Tenant agrees that from time to time, upon not less than five (5) business days prior written request by Landlord, Tenant will deliver to Landlord a statement in writing certifying: (a) that this Lease is unmodified and in full force and effect (or, if there have been modifications, that the Lease as modified is in full force and effect and stating the modifications); (b) the dates to which the rent and other charges have been paid; and (c) that Landlord is not in default of any provisions of this Lease, or if in default, the nature thereof in detail; and such additional information as Landlord or Landlord's lender may reasonably request. If Tenant fails to timely deliver such statement, Tenant shall be deemed to have acknowledged that the matters contained in the Estoppel Certificate as completed by Landlord on behalf of Tenant are true and correct.

28. SUBORDINATION. Tenant shall acknowledge that this Lease shall be subordinate to any mortgages, now or hereafter encumbering the Property or any part or component thereof, and to all advances made upon the security thereof. This shall be self-operative and no further instrument of subordination shall be deemed necessary by any mortgagee. However, Tenant shall, upon request of any party in interest, execute promptly any reasonable instrument or certificate of subordination of this Lease. If Tenant fails to execute and deliver such instruments within five (5) business days after receipt of a request by Landlord, Tenant hereby irrevocably constitutes and appoints Landlord as its attorney-in-fact to complete, execute and deliver the instruments on its behalf.

If the Property and/or Leased Premises are at any time subject to a mortgage, and Tenant has received written notice from mortgagee of same, then in any instance in which Tenant gives notice to Landlord alleging default by Landlord hereunder, Tenant will also simultaneously give a copy of such notice to each Landlord's mortgagee, and each Landlord's mortgagee, shall have the right (but

TENANT	LANDLORD
FR	

not the obligation) to cure or remedy such default during the period that is permitted to Landlord hereunder, plus an additional period of thirty (30) days, and Tenant will accept such curative or remedial action (if any) taken by Landlord's mortgagee with the same effect as if such action had been taken by Landlord.

29. ASSIGNMENT BY LANDLORD. If the interests of Landlord under this Lease shall be transferred voluntarily or by reason of foreclosure or other proceedings for enforcement of any mortgage on the Leased Premises, Tenant shall be bound to such transferee (herein sometimes called the "Purchaser") for the balance of the term hereof remaining, and any extension or renewals thereof which may be effected in accordance with the terms and provisions hereof, with the same force and effect as if the Purchaser were the Landlord under this Lease, and Tenant does hereby agree to attorn to the Purchaser, including the mortgagee under any such mortgage if it be the Purchaser, as its Landlord, said attornment to be effective and self-operative without the execution of any further instruments upon the Purchaser succeeding to the interest of the Landlord under this Lease. The respective rights and obligations of Tenant and the Purchaser upon such attornment, to the extent of the then remaining balance of the term of this Lease and any such extensions and renewals, shall be and are the same as those set forth herein. In the event of such transfer of Landlord's interests, Landlord shall be released and relieved from all liabilities and responsibility to Tenant thereafter accruing under this Lease or otherwise and Landlord's successor by acceptance of rent from Tenant hereunder shall become liable and responsible to Tenant in respect to all obligations of the Landlord under this Lease.

30. FIRE AND CASUALTY: If the Leased Premises shall be partially damaged by any casualty insured under Landlord's insurance policy, Landlord shall, within a reasonable time after receipt of the insurance proceeds, repair the same and all Rent shall be abated as to that portion of the Leased Premises rendered untenable. If the Leased Premises are rendered wholly untenantable or if seventy-five percent (75%) of the Property is damaged to such an extent that the Property is uninhabitable in the sole judgment of the City of North Bay Village, then Landlord may elect to repair the damage in which case Rent shall cease until such time is as the Leased Premises shall become tenantable, or Landlord may cancel this Lease by notice of cancellation within sixty (60) days after such event and thereupon this Lease shall expire and Tenant shall vacate and surrender the Leased Premises to Landlord. Tenant's liability for Rent upon the termination of this Lease by Landlord pursuant to this paragraph shall cease the day following the event or damage. Unless this Lease is terminated by Landlord, the proceeds of all of Tenant's insurance claims shall be held in escrow by Landlord's agent for the purpose of repair and replacement. In the event Landlord elects to repair the damage, any abatement or cessation of Rent shall end five (5) days after completion and notice by Landlord to Tenant that the Leased Premises have been repaired, notwithstanding any provision to the contrary contained herein. The parties agree to negotiate the amount of the Rent (plus additional Rent) in the event the Leased Premises are partially destroyed. If any damage is caused by the negligence, gross negligence, willfulness, maliciousness, wantonness or recklessness of Tenant or its employees, agents, invitees, customers, patrons, contractors, guest's servants, said damage shall be promptly repaired by Tenant and there shall be no abatement of Rent.

31. EMINENT DOMAIN. If all of the Leased Premises is taken or condemned for any public or quasi-public use, or so much of the Leased Premises is taken that Landlord, in Landlord's sole discretion, cannot make the Leased Premises reasonably suitable for the use for which they are rented, then, in either event, this Lease shall terminate, at the option of either party, on the date that title vests in the condemning authority. If this Lease is terminated under the provisions of this paragraph, rent shall be apportioned and adjusted as of the date of termination. Tenant shall have no claim against Landlord or against the condemning authority for the value of its leasehold estate or for the value of the unexpired Lease Term. If there is a partial taking of the Leased Premises or the Property and this Lease is not thereby terminated under the provisions of this paragraph, then, at the option of the Landlord, this Lease shall remain in full force and effect, and the Landlord shall, within a commercially reasonable time, repair and restore the remaining portion of the Leased Premises, should they be affected, to the extent necessary to render the same reasonably suitable for the use for which they are rented. Such work shall not exceed the scope of the work required to be done by Landlord in originally constructing the Property or the Leased Premises. Rent shall be prorated according to the portion of the Leased Premises which are still usable and Landlord shall not be required to expend more than the net proceeds of the condemnation award

TENANT	LANDLORD
FR	

which are attributable to implementation of the cure paid to Landlord. All compensation awarded or paid upon a total or partial taking of the Leased Premises or the Property shall belong to and be the property of the Landlord without any participation by Tenant. Nothing herein shall be construed to preclude Tenant from prosecuting any claims directly against the condemning authority for business damages and cost of removal of trade fixtures, furniture and other personal property belonging to Tenant; provided however, that no such claim shall diminish or adversely affect Landlord's award. After any partial taking of the Leased Premises which does not result in the termination of this Lease, the Base Rental for the remainder of the Lease Term shall be reduced by the same percentage that the floor area of the space taken bears to the usable square feet in the entire Leased Premises.

32. LANDLORD'S LIEN. In addition to any statutory lien for Rent in Landlord's favor, Landlord shall have and Tenant hereby grants to Landlord a continuing security interest for all Rent, additional Rent, and other sums of money becoming due hereunder from Tenant, upon all goods, wares, equipment, fixtures, furniture, inventory, accounts, contract rights, chattel paper, licenses and other personal property of Tenant situated on the Leased Premises and such property shall not be removed therefrom without the consent of Landlord until all arrearages in Rent, additional Rent as well as any and all other sums of money then due to Landlord hereunder shall first have been paid and discharged. In the event of a default under this Lease, Landlord shall have, in addition to any other remedies provided herein or by law, all rights and remedies under the Uniform Commercial Code, including without limitation the right to sell the property at public sale upon providing the notice called for by the Uniform Commercial Code or if none is required then five (5) days notice to Tenant. Tenant hereby agrees that this Lease shall constitute a security agreement and further agrees to execute such financing statements and other instruments necessary or desirable in Landlord's discretion to perfect the security interest hereby created. Any statutory lien for Rent is not hereby waived, the express contractual lien herein granted being in addition and supplementary thereto.

33. DEFAULT. The occurrence of any one or more of the following events will constitute a default hereafter; (a) Tenant vacates or abandons the Leased Premises for more than fifteen (15) days; (b) Tenant fails to make any payments within 5 days after the due date; (c) Tenant fails to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant other than non-payment of sums due hereunder, and Tenant fails to cure such default within 15 days after notice thereof in writing to Tenant or if such default cannot be reasonably cured within 15 days, unless Tenant begins such cure within 15 days and diligently pursues such cure; however in no event shall the time to cure exceed sixty (60) days; or (d) Tenant petitions to be, or is declared bankrupt, or insolvent according to law, or if a receiver be appointed for Tenant, or for all or a substantial portion of its property, or if an assignment for the benefit or creditors is made by Tenant. Landlord's acceptance of payment, in whole or in part, from Tenant does not constitute a waiver of any of Landlord's rights under this Lease or provided by Florida Law.

Landlord and Tenant agree that, should Tenant lease additional space in the Property or if Tenant is presently leasing such additional space, a default under this Lease between Landlord and Tenant shall constitute a default of Tenant under all leases with Landlord, and Landlord may take any action with respect to any or all Leases as Landlord, at its sole option, may elect.

34. REMEDIES IN EVENT OF DEFAULT. Upon the occurrence of any one or more such events of default, Landlord may, at its election, exercise any one or more of the following options:

a. Terminate Tenant's right to possession under this Lease and re-enter and take possession of the Leased Premises and re-let or attempt to re-let said Leased Premises on behalf of the Tenant, at such rent and under such terms and conditions as Landlord may deem best under the circumstances for the purpose of reducing Tenant's liability, and Landlord shall not be deemed to have accepted a surrender of the Leased Premises, and Tenant shall be liable for all Rent which may be or become due under this Lease and for all damages suffered by Landlord because of Tenant's breach of any of the covenants of this Lease. At any time during such repossession or re-letting, Landlord may, by delivery of written notice to Tenant, elect to exercise its option under the following subparagraph to accept a surrender of the Leased Premises, terminate and/or cancel this Lease and take possession and take possession and occupancy of the Leased Premises;

TENANT	LANDLORD
FR	

b. Declare this Lease to be terminated and take possession of the Leased Premises whereupon the term hereby granted and all rights, title and interest of Tenant in and to the Leased Premises shall end. Such termination shall be without prejudice to Landlord's right to collect from Tenant any rental which has accrued prior to such termination, together with all damages suffered by Landlord because of Tenant's breach of any covenant of the Lease;

c. Declare the entire remaining unpaid Rent for the balance of this Lease and any rental abatement previously given shall be nullified and all shall be immediately due and payable forthwith, and at once take action to recover and collect same, either by distress or otherwise; and/or

d. Exercise any and all rights and privileges that Landlord may have under the laws of the State of Florida, and/or of the United States of America.

The exercise by Landlord of any one or more of the options provided to it under this Lease shall not affect Landlord's right to exercise any of its other options contained in this Lease or provided by law.

e. Landlord will store Tenant's property left in the Leased Premises, at Tenant's expense, for a period of ten (10) days after which time Landlord shall have the right to sell the property at public or private sale and apply the proceeds of any such sale, first to the cost of storage and then to any amount due Landlord from Tenant. Any excess proceeds shall be delivered to Tenant's last known address.

35. ATTORNEYS' FEES. The prevailing party shall be reimbursed for all costs, including but not limited to, reasonable attorneys' fees incurred for negotiation, mediation, arbitration, written and verbal communications, correspondence, interpretation, research, all pre-trial matters, trial, all post-trial matters, all appellate levels, collections, enforcement of judgments and expenses, incurred in any litigation arising from this Lease.

36. ENTRY BY LANDLORD. **Tenant shall have the right to restrict access to certain areas for the protection of confidential information. However, Landlord shall be granted access to inspect entire premises during regular business hours with 24 hours advance written notice to Tenant, unless in the case of an emergency wherein no notice shall be required.** Landlord reserves and shall at any and all times have the right**, upon 24 hours' notice to Tenant prior to said entry; unless in case of emergency wherein no notice shall be required,** to enter the Leased Premises, inspect the same, supply janitorial service and any other service to be provided by Landlord to Tenant hereunder, to submit said Leased Premises to prospective purchasers or Tenants, to post notices of non-responsibility, and to alter, improve or repair Leased Premises and any portion of the Property that Landlord may deem necessary or desirable, without abatement of Rent and may for the purpose erect scaffolding and other necessary structures where reasonably required by the character of the work to be performed, always providing that the entrance to the Leased Premises shall not be blocked thereby, and further providing that the business of the Tenant shall not be interfered with unreasonably. Tenant hereby waives any claims for damages or for any injury or inconvenience to or interference with Tenant's business, any loss of occupancy or quiet enjoyment of the Leased Premises, and any other loss occasioned thereby. For each of the aforesaid purposes, Landlord shall at all times have and retain a key with which to unlock all of the doors in, upon and about the Leased Premises and Landlord shall have the right to use any and all means which Landlord may deem proper to open said doors in an emergency, in order to obtain entry to the Leased Premises without liability to Tenant. Any entry to the Leased Premises obtained by Landlord by any of said means, or otherwise shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Leased Premises, or an eviction of Tenant from the Leased Premises or any portion thereof.

37. COMPLIANCE WITH LAW. Tenant shall not use the Leased Premises or permit anything to be done in or about the Leased Premises which will in any way conflict with any law, statute, ordinance or governmental rule or regulation now in force or which may hereafter be enacted or promulgated. Tenant, at Tenant's expense, shall comply with all laws, rules, orders, ordinances, directions, regulations, and requirements of federal, state, county and municipal authorities, now in force or which may hereafter be in force, which shall impose any duty upon Landlord or Tenant with

TENANT	LANDLORD
FR	

respect to the use, occupation or alteration of the Leased Premises. Tenant shall procure at its sole expense any permits and licenses required for the transaction of business in the Leased Premises. The judgment of any court of competent jurisdiction or the admission of Tenant in any action against Tenant whether Landlord be a party thereto or not, that Tenant has violated any law, statute, ordinance or governmental rule, regulation or requirement, shall be conclusive of that fact as between the Landlord and Tenant.

38. COMMON AREAS. In addition to the Leased Premises, Tenant has the right to use, in common with others, the public entrances and walkways of the Property. Such common areas serving the Property will at all times be subject to Landlord's exclusive control and management. Landlord shall have the full right and authority to make and enforce rules and regulations pertaining to and necessary for the proper operation and maintenance of the common areas.

39. SURRENDER OF PREMISES. Tenant agrees to surrender to Landlord at the end of the Lease Term and/or upon cancellation of this Lease, said Leased Premises in as good condition as said Leased Premises were at the beginning of the rent commencement date as shown in paragraph 3, ordinary wear and tear excepted unless expressly provided otherwise herein. Tenant agrees that it will give thirty (30) days prior written notice to Landlord of its intent to vacate the Leased Premises. Tenant agrees that if Tenant does not surrender said Leased Premises to Landlord at the end of the Lease Term, then Tenant will pay to Landlord all damages that Landlord may suffer on account of Tenant's failure to so surrender to Landlord possession of said Leased Premises, and will indemnify and save Landlord harmless from and against all claims made by any succeeding Tenant of said Leased Premises against Landlord on account of delay of Landlord in delivering possession of said Leased Premises to any succeeding Tenant so far as such delay is occasioned by failure of Tenant to so surrender said Leased Premises in accordance herewith or otherwise.

No receipt of money by Landlord from Tenant after termination of this Lease or the service of any notice, demand, suit or judgment shall reinstate, continue or extend the Lease Term or affect any such notice, demand, suit or judgment.

No act or thing done by Landlord or its agent during the Lease Term hereby granted shall be deemed an acceptance of a surrender of the Leased Premises, and no agreement to accept a surrender of the Leased Premises shall be valid unless it be made in writing and subscribed by a duly authorized officer or agent of Landlord.

Landlord reserves the right upon giving sixty days advance notice to Tenant, to relocate Tenant's Leased Premises to any other available rentable area of substantially equal area and equivalent rental. In the alternative, Landlord may elect to terminate this Lease by giving a written termination notice to Tenant (the "Termination Notice"), and, if Landlord gives such notice the Lease Term shall cease and expire on the 90th day after the date of the notice, with the same force and effect as is such day were the natural expiration date of the Lease Term, and on such 90th day, Tenant shall vacate the Leased Premises and surrender them to Landlord in the condition required by the Lease. Through the effective termination date, all terms and conditions of the Lease will be in full force and effect.

40. HOLDING OVER. If Tenant remains in possession of the Leased Premises or any part thereof after the expiration of the Lease Term hereof, without the written consent of Landlord, Tenant shall be a Tenant at will and such tenancy shall be subject to all the provisions of this Lease except that the monthly rental shall be double the monthly Rent payable for the last month immediately preceding said holding over for which the full amount of Rent was due, and, in addition thereto, Tenant shall pay to Landlord all consequential damages sustained by reason of the Tenant's retention of possession. If Tenant remains in possession of the Leased Premises or any part thereof after the expiration of the Lease Term hereof, with the express written consent of Landlord, such occupancy shall be a tenancy from month to month at a rental in the amount of the last monthly Rent for which the full amount of Rent was due, plus all other charges payable hereunder, and upon all the terms hereof applicable to a month to month tenancy. The provisions of this paragraph shall not be construed as a consent by Landlord to the possession of the Leased Premises by Tenant after the expiration of the Lease Term, and shall not be deemed to limit or exclude any of Landlord's rights of re-entry or any other rights granted to Landlord hereunder or under law.

TENANT	LANDLORD
FR	

41. RULES AND REGULATIONS. Tenant agrees to conduct its business at all times in a high class reputable manner. Tenant agrees to comply with all applicable governmental laws, rules and regulations respecting the use of and operations and activities on the Leased Premises and the Property, including, sidewalks, streets, approaches, drives, and parking areas, and shall not make, suffer or permit unlawful, improper or offensive use of the Leased Premises or the Property or permit any public or private nuisance therein. Tenant shall not make any use of the Leased Premises or the Property which renders void or voidable any fire insurance policy or extended coverage insurance on the Property. Tenant agrees to pay any and all costs associated with the storage of flammable substances on same. Tenant shall not burn any trash of any kind in or about the Leased Premises or the Property. Tenant shall not display any merchandise or install any showcase, or other obstructions on the outside of the Leased Premises or in any adjacent sidewalks or passageways adjoining the Leased Premises or on the Property. Tenant shall maintain loudspeakers, noise-making devices in such manner so as to be audible only to anyone inside the Leased Premises.

Tenant agrees to comply with all reasonable rules and regulations Landlord may adopt from time to time for operation of the Property and parking areas and protection and welfare of Property and parking areas, its Tenants, visitors, and occupants. The present rules and regulations, which Tenant hereby agrees to comply with, entitled "Rules & Regulations" are attached hereto and are by this reference incorporated herein. Any future rules and regulations shall become a part of this Lease, and Tenant hereby agrees to comply with the same upon delivery of a copy thereof to Tenant providing the same are reasonable and do not deprive Tenant of its rights established under this Lease.

42. SIGNS. Landlord shall have the right to install signs on the interior and exterior of the Property and within the Leased Premises and/or change the Property's name or street address or the suite number of the Leased Premises. Landlord does not warrant or represent that Tenant shall be able to install or replace signs on or about the Leased Premises without the express written consent of Landlord **which shall not be unreasonably withheld.**

43. NO RECORDATION. Neither this Lease nor any part hereof, nor any memorandum of same shall be recorded by Tenant in the public records, either by itself or as a part of any document. The violation of this provision by Tenant shall, at the option of Landlord, constitute a default under this Lease.

44. WAIVER OF TRIAL BY JURY. It is mutually agreed by and between Landlord and Tenant that the respective parties hereto waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant and Tenant's use of or occupancy of the Leased Premises. Tenant further agrees that it shall not interpose any counterclaim or counterclaims in a summary proceeding or in any action based upon non-payment of Rent or any other payment required of Tenant hereunder.

45. WAIVER. Failure of Landlord to declare any default immediately upon occurrence thereof, or delay in taking any action in connection therewith, shall not waive such default, but Landlord shall have the right to declare any such default at any time and take such action as might be lawful or authorized hereunder, in law and/or in equity. No waiver by Landlord of a default by Tenant shall be implied, and no express waiver by Landlord shall effect any default other than the default specified in such waiver and that only for the time and extension therein stated.

No waiver of any term, provision, condition or covenant of this Lease by Landlord shall be deemed to comply or constitute a further waiver by Landlord of any other term, provision, condition or covenant of this Lease. The rights and remedies created by this Lease are cumulative and the use of one remedy shall not be taken to exclude or waive the right to use another.

Notwithstanding anything to the contrary contained herein, in the event Tenant is in default under this lease, Landlord may, at its sole option, immediately or at any time thereafter, without waiving any claim for breach of agreement, and without notice to Tenant, cure such default for the account of Tenant. If Landlord shall institute an action or summary proceeding against the Tenant based upon such default, or if the Landlord shall cure such default(s) for the account of Tenant, the Tenant shall

TENANT	LANDLORD
FR	

pay all costs and expenses incurred by Landlord in curing such defaults including reasonable attorneys' fees, including but not limited to those for all negotiations, correspondence, communications, mediation, arbitration, administrative proceedings, pre-trial, trial and post-trial matters, which sums, together with interest at the rate of fifteen (15%) percent per annum shall be due and payable on demand, and shall be deemed to be additional Rent. Landlord shall not be responsible to Tenant for any loss or damage resulting in any manner by reason of its undertaking any acts in accordance with the provisions of this Lease.

46. DEFAULT UNDER OTHER LEASE. If the term of any lease, other than this Lease, made by either the Tenant, principals of the Tenant or companies affiliated with the Tenants, for any other space in the Property shall be terminated or terminable after making of this Lease because of any default by either Tenant, principals of the Tenant or company affiliated with the Tenant under such other Lease, such default shall, ipso facto, constitute a default hereunder and empower Landlord, at Landlord's sole option, to seek the remedies set forth in Paragraph 34.

47. SEVERABILITY. If any term, provision, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, provision covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term provision, covenant or condition of this Lease shall be valid and be enforceable to the fullest extent permitted by law.

48. TIME. It is understood and agreed between the parties hereto that time is of the essence as to all the terms, provisions, covenants and conditions of this Lease. Whenever the consent of Tenant shall be required hereunder such consent shall not be unreasonably withheld or delayed.

49. DEFINITIONS AND PARAGRAPH HEADINGS. The terms Landlord and Tenant as herein contained shall include singular and/or plural, masculine, feminine, and/or neuter, heirs, successor, executors, administrators, personal representatives and/or assigns wherever the context so requires or admits. The terms, provision, covenants and conditions of this Lease are expressed in the total language of this Lease and the paragraph headings are solely for the convenience of the reader and are not intended to be all inclusive.

50. TENDER AND DELIVERY OF LEASE INSTRUMENT. Submission of this instrument for examination does not constitute an offer, right of first refusal, reservation or option for the Leased Premises or any other space in, on or about the Property. This Lease becomes effective as upon execution and delivery by both Landlord and Tenant.

51. JOINT OBLIGATION. If more than one Tenant is a party to this Lease, the obligations hereunder imposed upon Tenant's shall be joint and several.

52. AUTHORITY OF PARTIES. The parties warrant that the person or persons executing this Lease on behalf of such party have authority to do so and fully obligate such party to all terms and provision of this Lease. If either party to this Lease is an entity, each individual executing this Lease on behalf of said entity represents and warrants that he is duly authorized to execute and deliver this Lease on behalf of said entity, in accordance with a duly adopted resolution of the **Tenant's Commission approving this Lease or of the** board of directors of said entity or in accordance with the bylaws of said entity and that this Lease is binding upon said entity in accordance with its terms. Tenant warrants that it has the authority to and does hereby bind all related entities to the obligations of Tenant in the Lease.

53. LIABILITY OF LANDLORD. The liability of Landlord under this Lease is limited to Landlord's interest in the Property and land upon which it is situated, and any judgment against Landlord will be enforceable solely against Landlord's interest in said Property and land. If Landlord herein is a partnership, limited liability company or other entity, Tenant waives any and all rights to proceed against the individual partners, managers, members, officers, directors or shareholders of said entity.

54. NOTICES. Any notice given Landlord as provided for in this Lease shall be sent

TENANT	LANDLORD
FR	

in writing and shall be sent to Landlord by personal delivery or by overnight delivery by nationally recognized overnight carrier, addressed to Landlord at Landlord's Property Management Office at the address listed below in this paragraph. Any notice to be given Tenant under the terms of this Lease shall be in writing and shall be sent by personal delivery or by U.S. Mail service or by overnight delivery by nationally recognized overnight carrier, to the office of Tenant in the Leased Premises in the Property **at the address listed below in this paragraph**. Notice delivered personally will be deemed to have been given as of the date of notice delivery and notices given by mail will be deemed to have been given twenty four (24) hours after the time said properly addressed notice is placed in the mail or with the nationally recognized overnight carrier. Either party, from time to time, by such notice, may specify another address to which subsequent notices shall be sent.

To Landlord: Causeway Tower, LLC
1666 Kennedy Causeway, #610
North Bay Village, FL 33141

To Tenant: North Bay Village
Attn: Village Manager
1666 Kennedy Causeway, Suite #300
North Bay Village, FL 33141

55. APPLICABLE LAW. The Lease shall be governed by the Laws of the State of Florida.

56. ADDENDUM OR RIDER. All Addenda, or Riders, if any signed by the Landlord and Tenant and endorsed on or affixed to this Lease are a part hereof. If there is a conflict between any such Addenda, or Riders, and the printed form of this Lease, the provisions of such Addenda, or Riders, shall supersede the printed form. Jurisdiction and venue for any dispute arising from this Lease shall be in Miami-Dade County, Florida.

57. FORM ALTERATIONS. Typewritten or handwritten changes or additions inserted herein shall supersede and control if they conflict with the printed Lease form. Any such changes or additions shall not be valid or enforceable unless initialed by both parties.

58. WRITTEN AGREEMENT. This Lease contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only by an agreement in writing signed and sealed by Landlord and Tenant. No surrender of the Leased Premises, or of the remainder of the terms of this Lease shall be valid unless accepted by Landlord in writing. Tenant acknowledges and agrees that Tenant has not relied upon any statement, representation, prior written or prior or contemporaneous oral promises, agreements or warranties except such as are expressed herein.

59. BROKERS. Tenant warrants that it has no dealings with any real estate broker or agents in connection with the negotiation of this Lease, except for **None.** Tenant further warrants that it knows of no other real estate broker or agent, other than those who are named above, who is entitled to a real estate commission in connection with this Lease and Tenant agrees to indemnify Landlord against any claims for commission and expenses created by such claim by any other real estate broker or agent with whom the Tenant may have dealt or communicated.

60. ENVIRONMENTAL HAZARDS. The Tenant shall not store or dispose of any hazardous materials of any type in, on or about the Leased Premises, the Property, or adjacent thereto without Landlord's express written consent which may be withheld for any reason whatsoever in Landlord's sole and absolute discretion. Hazardous materials shall consist of those defined as such by any local, state or federal agency, or any other toxic, corrosive reactive or ignitable material. The Tenant shall document all hazardous waste disposal, if any, and keep the same on file for five (5) years and shall document the same by one of the following types of documentation: A hazardous waste manifest; a bill of lading from a bonded hazardous substance transporter showing shipment to a licensed hazardous waste facility; or a confirmation of receipt of material from a recycler, a waste exchange operation or other permitted hazardous waste management facility. Tenant agrees not to generate hazard effluent. Tenant shall allow reasonable access to facilities for monitoring of the above by Landlord, Miami-Dade County, DERM and the

TENANT	LANDLORD
FR	

Florida DER and any other applicable or controlling governmental agency to assure compliance with the above as well as any other conditions relating to the use of the subject property.

Tenant shall immediately notify Landlord in writing of any (a) spill, release, discharge or disposal of any Hazardous Materials as defined hereinabove in, on, upon, adjacent to or under the Leased Premises or any other part of the Property by Tenant or its subtenant or any of their respective agents, employees, licensees, invitees or contractors (a "Hazardous Material Event"), (b) enforcement, cleanup, removal or other governmental or regulatory action instituted, contemplated or threatened by reason of a Hazardous Material Event, (c) claim made or threatened against Tenant, the Leased Premises or any other part of the Property in any way relating to a Hazardous Material Event and (d) reports made to any environmental agency arising out of or in any way connected with a Hazardous Material Event, including complaints, notices, warnings, reports or asserted violations in connection therewith. Tenant also shall supply to Landlord, as promptly as possible, and in any event within five (5) business days after Tenant first receives or sends the same, copies of all claims, reports, complaints, notices, warnings or asserted violations relating in any way to Hazardous Materials upon, in, on, adjacent to or under the Leased Premises or any other part of the Property and/or the use of the same by Tenant or its subtenant or any of their respective agents, employees, licensees, invitees or contractors.

61. PARKING. During the Lease Term, Tenant shall have the right to use it pro-rata share, 2.6/1000 square feet, of parking spaces in the parking areas adjacent to the Property (the "Parking Lot") for parking by Tenant's employees, agents, customers, invitees and guests. Such parking shall be free of charge. If, at any time, Landlord reasonably determines that Tenant's use of the Parking Lot has exceeded the number of parking spaces allocated to Tenant, Landlord shall give Tenant written notice and Tenant shall, at Tenant's risk and at Tenant's expense, make arrangements for employee parking at a site located off the Property sufficient to reduce Tenant's use of the Parking Lot to the required ratio. Landlord may designate the area within which cars may be parked, Landlord may reserve spaces for specific purposes or Tenants, and Landlord may change any and all parking space designations from time to time. Landlord may make, modify and enforce rules and regulations relating to the parking of vehicles in the Parking Lot, and Tenant shall abide by such rules and regulations. Tenant recognizes that vandalism, theft and other crimes commonly occur in parking lots and that the costs required to prevent all such occurrences would be prohibitive. Accordingly, Tenant acknowledges and agrees that all persons using the parking facilities do so at their own risk and that neither Landlord nor any firm that may operate or provide security services to the Property nor any of their respective officers, employees or agents shall have any liability whatsoever for any damages, losses, or injuries to person or property of any kind sustained as a result of any occurrences on the Property, excepting those caused by acts of gross negligence or willful misconduct on the part of the respective party.

Tenant shall be entitled to Two (2) Not Covered parking spaces, The appropriate numbered car stop will be marked with the word "Reserved". Tenant will be responsible for policing and stickering its reserved spaces. Landlord reserves the right to reassign reserved spaces at any time for any reason with 30 days notice to Tenant.

62. INCREASED SECURITY: If at any time(s), in Landlord's sole and absolute discretion, Landlord determines that, as a result of Tenant's business operations at the Leased Premises or upon the Property, it is necessary to provide increased security for the Leased Premises and/or the Property, then Landlord may require Tenant to immediately employ such person(s), firms, devices, etc., as Landlord deems sufficient to effect such security, for any period of time that Landlord deems such need to exist, and upon request, Tenant shall employ such person(s), firms, devices, etc., and Tenant shall pay all costs in connection therewith, as and when due. Such person(s), firms, devices, etc., will be subject to Landlord's prior written approval in each instance. In the event Tenant fails to employ such person(s), firms, devices, etc., then Tenant shall be in default and Landlord may employ such person(s), firms, devices, etc. at Tenant's expense, which costs shall be deemed additional Rent. Nothing herein will impose on Landlord the obligation at any time to effect security measures for the Leased Premises and/or the Property.

63. SALE OR TRANSFER BY LANDLORD. In the event of a sale or conveyance by Landlord of the Property, the same shall operate to release Landlord from any future liability upon any of the covenants or conditions, expressed or implied, herein contained in favor of Tenant, and in

TENANT	LANDLORD
FR	

such event Tenant agrees to look solely to the successor in interest of Landlord in and to this Lease for all responsibility. Tenant agrees to attorn to the purchaser or assignee in any such sale.

64. RADON GAS NOTIFICATION.

In compliance with Florida law, Landlord is required to provide the following notification:

"Radon Gas: Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

65. AMERICANS WITH DISABILITIES ACT OF 1990 (ADA). Tenant shall be responsible for and shall bear all costs and expenses associated with any and all alterations to the Leased Premises which may be required by the ADA of 1990 and amendments thereto (hereafter "ADA"). Tenant shall indemnify and hold Landlord harmless from and against any and all costs incurred arising from the failure of the Leased Premises or the Property to conform to the ADA, including, the cost of making alterations, renovation, or accommodations required by the ADA, or any governmental enforcement agency, or any court, any and all fines, civil penalties, and damages awarded against Landlord resulting from a violation or violations of the ADA, and all reasonable costs incurred in defending claims made under the ADA, including reasonable attorneys' fees, including but not limited to those incurred by Landlord for all negotiations, correspondence, communications, mediation, arbitration, administrative proceedings, pre-trial, trial and post-trial matters.

66. All existing furnishings and appliances will be left for the use of the Tenant during their lease term. Upon the Tenant's lease expiration and vacating the lease premises, all Landlord's furnishings and appliances will be left in the lease premises.

TENANT	LANDLORD
FR	

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first above written.

WITNESS AS TO TENANT:

TENANT:

NORTH BAY VILLAGE,
A FLORIDA MUNICIPAL CORPORATION

By: _____

Frank Rollason, Interim Village Manager

WITNESS AS TO LANDLORD:

1 _____

2 _____

LANDLORD:
CAUSEWAY TOWER, LLC,
A Florida Limited Liability Company

By _____

Print Name & Title: Frank Richman
Commercial property mgr
agent for Landlord

TENANT	LANDLORD
FR	

RULES AND REGULATIONS

1. **Other than as set forth in the Lease or otherwise approved by Landlord,** no sign, placard, picture, advertisement, name or notice shall be inscribed, displayed or printed or affixed on or to any part of the outside or inside of the Property without the written consent of Landlord. Landlord shall have the right to remove any such sign, placard, picture, advertisement, name or notice without notice to and at the expense of Tenant.

All approved signs or lettering on doors shall be printed, painted, affixed or inscribed at the expense of Tenant by a person approved by Landlord and in conjunction with all city and county code compliance.

Tenant shall not place anything or allow anything to be placed near the glass of any window, door, partition or wall which may appear unsightly from outside the Leased Premises; provided, however, that Landlord may furnish and install a Building standard window covering at all exterior windows. Tenant shall not without prior written consent of Landlord cause or otherwise unscreen any window.

2. The sidewalks, halls, passages, exits, entrances, elevators and stairways shall not be obstructed or used by them for any purposes other than for ingress and egress from their respective Leased Premises.

3. Tenant shall not alter any lock or install any new or additional locks or any bolts on any doors or windows of the Leased Premises. Landlord may at all times keep a pass key to the Leased Premises. All keys shall be returned to Landlord promptly upon termination of this Lease. **Tenant shall have the right to restrict access to certain areas for the protection of confidential information. However, Landlord shall be granted access to inspect entire premises during regular business hours with 24 hours advance written notice to Tenant, unless in the case of an emergency wherein no notice shall be required.**

4. The bathrooms, toilets, urinals, wash bowls and other apparatus shall not be used for any purpose other than that for which they were constructed and no foreign substance of any kind whatsoever shall be thrown therein and the expense of any breakage, stoppage, or damage resulting from the violation of this rule shall be borne by the Tenant who, or whose employees or invitees shall have caused it.

5. Tenant shall not overload the floor of the Leased Premises or in any way deface the Leased Premises or the Property.

6. No furniture, freight or equipment of any kind shall be brought into the Property without the prior notice to Landlord and all moving of the same into or out of the Property shall be done at such time and in such manner as Landlord shall designate. Landlord shall have the right to prescribe the weight, size and position of all safes and other heavy equipment brought into the Property and also the times and manner of moving the same in and out of the Property. Safes or other heavy objects shall, if considered necessary by Landlord, stand on supports of such thickness as is necessary to properly distribute the weight. Landlord will not be responsible for loss of or damage to any such safe or property from any cause and all damages done to the Property by moving or maintaining any such safe or other property shall be repaired at the expense of Tenant.

7. Tenant shall not use, keep or permit to be used or kept any foul or noxious gas or substance in the Leased Premises or the Property, or permit to suffer the Leased Premises or the Property to be occupied or used in a manner offensive or objectionable to the Landlord or other occupants of the Property by reason of noise, odors and/or vibrations, or interfere in any way with other Tenant's or those having business therein, nor shall any animals or birds be brought in or kept in or about the Leased Premises or the Property.

8. No cooking shall be done or permitted by any Tenant on the Leased Premises, nor shall the Leased Premises be used for storage of merchandise, for washing clothes, for lodging, or for any improper, objectionable or immoral purpose. **Notwithstanding the above, Tenant shall**

TENANT	LANDLORD
FR	

have the right to install vending machines and maintain a kitchen which may contain a microwave oven and coffee machines within the Leased Premises.

9. Tenant shall not use or keep in the Leased Premises or the Property any kerosene, gasoline or inflammable or combustible fluid or material, or use any method of heating or air conditioning other than that supplied by Landlord.

10. Landlord will direct electricians as to where and how telephone and telegraph wires are to be introduced. No boring or cutting for wires will be allowed without the consent of the Landlord. The location of telephones, call boxes and other office equipment affixed to the Leased Premises shall be subject to the approval of Landlord. **Tenant shall have the right to run computer and telephone wires to network its computer and telephone systems. All work is to comply with building department and fire department codes.**

11. On Saturdays, Sundays and legal holidays, and on other days between the hours of 5:30pm and 8:00am the following day, access to the Property, or to the halls, corridors, elevators or stairways in the Property, or to the Leased Premises may be refused unless the person seeking access is known to the person or employee of the Property in charge and has a pass or is properly identified. The Landlord shall in no case be liable for damages for any error with regard to the admission to or exclusion from the Property of any person. In case of invasion, riot, mob, public excitement, or other commotion, the Landlord reserves the right to prevent access to the Property during the continuance of the same by closing of the doors or otherwise, for the safety of the Tenant's and protection of property in the Property and the Property itself. **Notwithstanding the above, Tenant shall have the right of access and use of their Leased Premises 24 hours per day and 7 days per week.**

12. Landlord reserves the right to exclude or expel from the Property any person who, in the judgment of Landlord, is intoxicated or under the influence of liquor or drugs, or who shall in any manner do any act in violation of any of the rules and regulations of the Property.

13. No vending machine or machines of any description shall be installed, maintained or operated upon the Leased Premises without the written consent of the Landlord. **Tenant shall have the right to install vending machines within their Leased Premises without prior approval from Landlord.**

14. Landlord shall have the right, exercisable without notice and without liability to Tenant, to change the name, street address, and/or suite number of the Property and/or the Leased Premises.

15. Tenant shall not disturb, solicit, or canvas any occupant of the Property and shall cooperate to prevent same.

16. Without the written consent of Landlord, Tenant shall not use the name of the Property in connection with or in promoting or advertising the business of Tenant except as Tenant's address.

17. Landlord shall have the right to control and operate the public portions of the Property, and the public facilities, and heating and air conditioning, as well as facilities furnished for the common use of the Tenant(s), in such manner as it deems best for the benefit of the Tenant(s) generally.

18. All entrances doors in the Leased Premises shall be left locked when the Leased Premises are not in use, and all doors opening to public corridors shall be kept closed except for normal ingress and egress from the Leased Premises.

19. Landlord will maintain an alphabetical Directory Board on the ground floor lobby of the Property containing one name for each Tenant. Additional listings will be limited to only those required by law **or as otherwise set forth in the Lease**.

20. Tenant, its officers, agents, servants and employees shall, before leaving Leased

TENANT	LANDLORD
FR	

Premises unattended, close and lock all doors and shut off all utilities; damage resulting from failure to do so shall be paid by Tenant. Each Tenant, before the closing of the day and leaving the said Leased Premises shall see that all blinds and/or draperies are pulled and drawn, and shall see that all doors are locked.

21. All contractors and/or technicians performing work for Tenant within the Leased Premises or the Property shall be referred to Landlord for approval before performing such work. This shall apply to all work including, but not limited to, installation of telephones, telegraph equipment, electrical devices and attachments, and all installations affecting floors, walls, windows, doors, ceilings, equipment or any other physical feature of the Property or the Leased Premises. None of this work shall be done by Tenant without Landlord's prior written consent.

22. Except in an emergency, neither Tenant nor any officer, agent, employee, servant, patron, customer, visitor, licensee or invitee of any Tenant shall go upon the roof of the Property without the written consent of Landlord.

23. Tenant is cautioned in purchasing furniture and equipment that the size is limited to such as can be placed on the elevator and will pass through the doors of the Leased Premises. Large pieces should be made in parts and set up in the Leased Premises. Landlord reserves the right to refuse to allow to be placed in the Property any furniture or equipment of any description which do not comply with the above conditions.

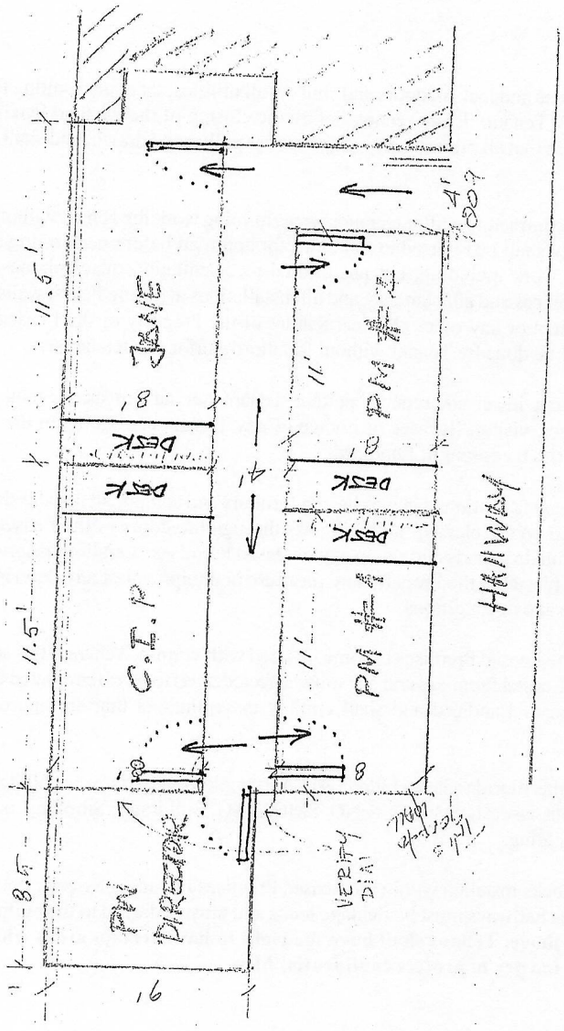
24. If the Leased Premises become infested with vermin, Tenant, at its sole cost and expense shall cause its Leased Premises and any other affected areas to be exterminated from time to time, to the satisfaction of Landlord and shall employ exterminators that are approved by the Landlord.

25. Per the Florida Clean Indoor Air Act smoking is strictly prohibited in public buildings. This building is designated as a NO SMOKING Building. Smoking is prohibited anywhere inside the building.

26. All locks installed within the Leased Premises including exterior door locks that lead to the common area hallways must be Schlage locks and must be keyed to the building master. **Notwithstanding the above, Tenant shall have the right to have certain areas which are not keyed to the building master to protect confidential files.**

TENANT	LANDLORD
FR	

Suite 208 Exhibit A page 1 of 2



Suite 208 Exhibit A page 2 of 2

PUBLIC WORKS

OFFICE SUITE 208
(COMBINATION 208 & 209)

1. THE WALL BETWEEN THE SUITES COMES DOWN.
2. THE WALL BETWEEN PM#1 & PM#2 IS A SOLID WALL
3. THE WALL BETWEEN C.I.P. & JANE IS A SOLID WALL.
4. THE AISLE OFFICE/WORKSTATION WALLS ARE ¾ SOLID WALL THEN GLASS TO CEILING.
5. THERE WILL BE A DOOR TO EACH OFFICE: GLASS INSERT WITH GLASS UP TOP OF DOOR FRAME TO CEILING.
6. THE WALL BETWEEN PW DIRECTOR & C.I.P. IS TO BE MOVED IN SO THAT THE C.I.P. OFFICE COMES TO THE FULL LENGTH OF 11.5'.
7. THE 4 OFFICE DOOR PLACEMENTS WILL BE AS SHOWN ON SKETCH.
8. ELECTRICITY NEEDS TO BE DROPPED THROUGH THE SOLID WALLS BETWEEN PM#1 & PM#2, AND C.I.P. & JANE IN ADDITION TO ELECTRIC SOCKETS ON THE OPPOSITE END OF EACH OFFICE/WORKSTATION.
9. PAINT COLOR IS TO BE GREY ON WALLS AND WHITE BASEBOARDS AND DOOR FRAMES

OFFICE BUILDING LEASE

THIS LEASE AGREEMENT (hereinafter referred to as the "Lease") made and entered into this 4 day of April, 2025 by and between Causeway Tower LLC, (hereinafter called "Landlord") whose address for purposes hereof is 1666 Kennedy Causeway, Suite #610, North Bay Village, Florida 33141 and **North Bay Village, a Florida Municipal Corporation** (hereinafter called "Tenant"). Tenant's Main address is 1666 Kennedy Causeway, Suite #300, North Bay Village, FL 33141.

WITNESSED:

1. LEASED PREMISES. Subject to and upon the terms, provisions, covenants and conditions hereinafter set forth, and each in consideration of the duties, covenants and obligations of the other hereunder, Tenant does hereby lease, demise and let from Landlord those certain premises (hereinafter called the "Leased Premises") in the property known as Causeway Tower, (hereinafter called the "Property") located in North Bay Village, Florida, such Leased Premises being more particularly described as follows: approximately **595** square feet of net rentable area located at **Suite #608** of the Property as reflected on the floor plan of such Leased Premises attached hereto as "Exhibit A" and made a part hereof, identified by the signature or initials of Landlord and Tenant.

2. TERM. This Lease shall be for a term of **three (3) years** commencing on **April 1,2025** (the "Lease Commencement Date") and ending on **March 31, 2028** (hereinafter referred to as the "Lease Term), unless sooner terminated or extended as provided herein. The Village shall have the option, but not the obligation, to renew this Lease upon written notice to Causeway Tower, on the same terms provided herein, inclusive, without limitations, of price escalation. After the second year of the initial term, the Village may terminate this Lease for any reason, by providing Causeway Tower notice of its intent to terminate ninety (90) days prior to the intended date of termination.

3. RENTAL

a. Tenant shall pay to Landlord throughout the Lease Term a total Base Rental as hereby defined:

4/1/25-3/31/26	$22.00/rsf	$1,090.83 per month.
4/1/26-3/31/27	$22.88/rsf	$1,134.46 per month
4/1/27-3/31/28	$23.79/rsf	$1,179.58 per month

Plus any and all sales, use, transaction, or comparable tax(es) applicable thereto**, noting however that Tenant is tax exempt as it is municipality. Tenant will provide Landlord with a tax except certificate as is required by the State of Florida**. Said base monthly rental (hereinafter referred to as the "Base Rental") shall be subject to adjustment as hereinafter provided in this Lease. Any and all such Base Rental, together with all tax(es) thereon, shall be due and payable in advance on or before the first day of each month during the Lease Term, without demand, deduction or offset at the office of Landlord or to such other person or at such other place as Landlord may designate in writing.

Landlord upon execution of this Lease by Landlord and Tenant hereby acknowledges payment by Tenant the sum of **$1,090.83 with sales tax exemption, totaling $1,090.83** representing payment of Rent for the first full calendar month of the Lease which will be applied towards **April, rent**. If this Lease commences on a day other than the first day of a calendar month, the Base Rental for the fractional month shall be appropriately prorated.

b. Tenant recognizes that late payment of any Rent (Base Rental plus any additional rents, Operating Expenses and other expenses due hereunder) or other sum due hereunder from Tenant to Landlord will result in administrative expense to Landlord, the extent of which

TENANT	LANDLORD
FR	

additional expense is extremely difficult and economically impractical to ascertain. Tenant therefore agrees that if Rent or any other payment due hereunder from Tenant to Landlord remains unpaid five (5) days after the same is due, the amount of such unpaid Rent or other payment shall be increased by a late charge, which shall be considered additional Rent, to be paid to Landlord by Tenant in an amount equal to10 percent (10%) per month of the amount of the delinquent Rent or other payment. The amount of the late charge to be paid to Landlord by Tenant for any particular month shall be computed on the aggregate amount of delinquent Rent and other payments, including all accrued late charges then outstanding. Tenant agrees that such amount is not a penalty, but rather, a reasonable estimate of the loss and expense to be suffered by Landlord as a result of such late payment by Tenant and may be charged by Landlord to defray such loss and expense. In the event any check from Tenant is dishonored for any reason, Tenant shall be required to replace the check with a cashier's check or money order, and the amount owed shall be increased to include a Dishonorable Check Charge of $50.00 per returned check or the equivalent of the bank charge whichever is greater. The terms of this paragraph in no way relieve Tenant of the obligation to pay Rent or other payments on or before the date on which they are due, nor do the terms of this paragraph in any way affect Landlord's remedies provided elsewhere in this Lease in the event said Rent or other payment is unpaid after the date due.

c. Tenant shall pay to Landlord monthly sales or use tax on all amounts paid as Rent hereunder, which sum is to be paid to the State of Florida, or other applicable governmental entity, by the Landlord. Should such tax rate change under the Florida Sales Tax Statute or other applicable statutes, Tenant will pay Landlord the amounts reflective of such changes. Tenant shall pay Landlord in conjunction with all sums due hereunder, any and all applicable sales, use or other similar tax and any interest or penalties assessed therein ("Sales Tax") simultaneously with such payment. **Notwithstanding the foregoing, the parties acknowledge and agree that Tenant is tax exempt as it is a municipality. Tenant will provide Landlord with a tax exempt certificate as is required by State of Florida.**

4. RENEWAL OPTION. **Provided that Tenant is not in default during the Lease Term, Tenant will have Two (2) options to renew for an additional Three (3) years per Renewal Option (the "Renewal Option"). The Base Rent for the First Renewal Option period will be negotiated between Landlord and Tenant but will not exceed 4% over the prior year's Base Rental. The Base Rent for the Second Renewal Option period will be negotiated between Landlord and Tenant at the time that Tenant exercises said option. In the event Tenant fails to exercise the Renewal Option's by providing the Landlord with written notice at least sixty (60) days prior to expiration of the Lease Term, the Renewal Option shall terminate, expire and be null and void.**

5. SECURITY DEPOSIT. **Intentionally Omitted. No Security Deposit is being collected from Tenant.**

6. OPERATING EXPENSE ADJUSTMENTS. In the event that the cost to the Landlord for the Operating Expenses of the Property, as hereinafter defined, during any calendar year of the Lease Term subsequent to the Base Year Estimates, which the parties hereto agree shall be calendar year **2025** exceed the cost to the Landlord for the Operating Expenses of the Property during the Base year, then Tenant shall pay to Landlord as additional Rent Tenant's proportionate share of the increase in such costs, if any, for each calendar year. The percentage of the increase in Operating Expenses to be paid by the Tenant shall be the percentage which the Net Rentable Area of the Leased Premises (stipulated in Paragraph 1 to be **595** sq.ft.) bears to the total Net Rentable Area contained in the Property, which is hereby stipulated to be approximately **62,982** Net Rentable Square Feet. Based on the above, the Leased Premises is **0.945%** of the total Net Rentable Area and this percentage multiplied by the increase in Operating Expenses will determine the proportionate share of the increase in Operating Expenses to be paid by the Tenant. **Tenant's proportionate share shall be based upon that which is leased during the term with applicable proration's based upon time leased and percentage leased during the applicable lease term.** In no event will Operating Expenses be less than the Operating Expenses for Base year. The parties

TENANT	LANDLORD
FR	

acknowledge and agree that the Operating Expenses for the calendar year **2025** are estimated to be **$9.60** per net rentable square foot. When the actual Operating Expenses is determined for the Base Year, Tenant shall pay the difference between the estimate and actual, if any. However, in the event the actual cost is less than the estimated operating expenses, no refund or reductions shall be given.

The term "Operating Expenses" as used herein shall include all expenses, costs and disbursements of every kind and nature which Landlord shall pay or become obligated to pay because of or in connection with the ownership and/or operation of the Property, computed on the accrual basis, but shall not include the replacement of capital investment items and capital improvements. By way of explanation and clarification, but not by way of limitation, these Operating Expenses will include the following:

a. Wages and Salaries of all employees engaged in operation and maintenance of the Property, employer's social security taxes, unemployment taxes or insurance, and any other taxes which may be levied on such wages and salaries; the cost of disability and hospitalization insurance, pension or retirement benefits, and any other fringe benefits for such employees;

b. All supplies and materials used in operation and maintenance of the Property;

c. Cost of utilities including electricity, fuel oil, gas, sewer and water used by the Property and not charged directly to another Tenant;

d. Costs of customary Property management, servicing and maintenance of all systems and equipment, including, but not limited to, plumbing, heating, air conditioning, ventilating, lighting, electrical, landscaping, trash removal, parking areas, loading areas, sidewalks, walkways and passageways, fire alarms, fire pumps, fire extinguishers, hose cabinets, lawn sprinklers, security guard service, painting, caulking, pressure or steam cleaning of Property exterior; roof repairs, window cleaning and landscaping, marketing;

e. Cost of casualty and liability insurance applicable to the Property and Landlord's personal property used in connection therewith;

f. All Taxes (with the exception of Real Estate Taxes which are discussed under paragraph 8) and assessments and governmental charges whether federal, state, county or municipal, and whether they be by taxing districts or otherwise, and any other taxes and assessments attributable to the Property or its operation excluding, however, Federal and State Taxes on income; and

g. All charges assessed against the Property or against the underlying land by any property owners association common to the area or subdivision.

A statement of the Operating Expenses for the Base Year will be rendered to the Tenant within one hundred twenty (120) days after the close of the Base Year and each and every year thereafter. Landlord agrees to maintain accounting books and records reflecting Operating Expenses of the Property in accordance with generally accepted accounting principles and Tenant shall have the right to inspect the Landlord's books and records showing the Operating Expenses for the Base Year. The operating statement for the Base Year shall be deemed approved unless protested in writing within **thirty (30)** days after delivery to Tenant. Failure of Landlord to timely deliver the statement required herein shall not waive, relieve or excuse Tenant's obligation to pay for any increases in Operating Expenses. **Tenant shall have full rights to audit said statement and Landlord and/or Tenant's agents, and/or accountant shall cooperate in the audit.**

In the event the Operating Expenses in any year after the Base Year are reduced, because of a major capital improvement of by the use of automation, then the Operating Expenses for the Base Year shall be reduced for the purpose of determining additional Rent as though such improvement or automation was in effect during the Base Year.

The intent of this escalation paragraph is to compensate the Landlord for increases in Operating Expenses. ~~In the event the Property is less than 90% occupied during the Base Year or any subsequent calendar year, the Operating Expenses shall be prorated according to the Tenant's~~

TENANT	LANDLORD
FR	

~~percentage of total occupied space rather than percentage of the overall building.~~ There will be no reduction in rental if the Operating Expenses for the Base Year are higher than the Operating Expenses for a subsequent year.

Landlord shall, within one hundred twenty (120) days after the close of any calendar year for which additional Rent is due under the provisions of this paragraph, give a written statement to Tenant showing computations for additional Rent due (the "Operating Expenses Adjustment Statement"), except that Landlord may, at Landlord's option, give Tenant a written statement showing the computation of any additional Rent due by reason of an increase in the Operating Expenses referred to in subparagraph f of this paragraph 6 within thirty (30) days after receipt by Landlord of tax or assessment statements enabling Landlord to determine the amount of additional Rent attributable to or resulting therefrom. Tenant shall have the right to inspect Landlord's books and records showing the Operating Expenses for such calendar year and the annual operating statement or Operating Expenses Adjustment Statement shall be deemed approved unless protested in writing within **thirty (30)** days after receipt by Tenant. Tenant shall make full payment of such additional Rent to Landlord within thirty (30) days after receipt of the Operating Expenses Adjustment Statement for additional Rent. The amount of any such increase, as determined above, shall be used as an estimate for the current year and the amount of such increase shall be divided into twelve (12) equal monthly installments and Tenant shall pay to Landlord, concurrently with the next regular monthly Rent payment due following the receipt of said Operating Expenses Adjustment Statement, an amount equal to one (1) monthly installment multiplied by the number of months from January in the calendar year in which said Operating Expenses Adjustment Statement is submitted to the month of such payment, both months inclusive. Subsequent installments shall be payable concurrently with the regular monthly Rent payments for the balance of that calendar year and shall continue until the next statement for Operating Expenses Adjustment Statement is rendered. If the next or any succeeding comparison year the Operating Expense Adjustment Statement reflects an increase due from Tenant, then upon receipt of the Operating Expenses Adjustment Statement from Landlord, Tenant shall pay a lump sum equal to such total increase in Operating Expenses for the comparison year over the Base Year, less the total of the monthly installments of estimated increases paid in the comparison year, and the estimated monthly installments to be paid for the next year, shall be adjusted to reflect such increase. If in any year the Tenant's share of Operating Expenses is less than the preceding year (after the second year), then upon receipt of Landlord's statement, any overpayment made by Tenant on the monthly installment basis provided above shall be credited towards the next monthly Rent due.

Additional Rent due by reason of the provisions of this paragraph is due and payable even though it may not be calculated until subsequent to the termination date of the Lease; the Operating Expenses for the calendar year during which the Lease terminates shall be pro-rated according to that portion of said calendar year that this Lease was actually in effect. Tenant expressly agrees that Landlord, at Landlord's sole discretion, may apply the Security Deposit specified in Paragraph 5 hereof, if any, in full or partial satisfaction of any additional Rent due for the final months of this Lease by reason of the provisions of this paragraph. If said Security Deposit is greater than the amount of any such additional Rent and there are no other sums or amounts owed Landlord by Tenant, by reason of any other terms, provisions, covenants or conditions of this Lease, then Landlord shall refund the balance of said Security Deposit to Tenant as provided in Paragraph 5 hereof. Nothing herein contained shall be construed to relieve Tenant, or imply that Tenant is relieved of the liability for, or the obligation to pay, any additional Rent due for the final months of this Lease by reason of the provisions of this paragraph if said Security Deposit is less than such additional Rent, nor shall Landlord be required to first apply said Security Deposit to such additional Rent if there are any other sums or amounts owed Landlord by Tenant by reason of any other terms, provisions, covenants or conditions of this Lease.

7. SERVICES Landlord shall furnish the following services to Tenant:

a. Cleaning services deemed by Landlord to be normal and usual in a comparable building, on Monday through Friday during hours to be determined by Landlord, except that shampooing of carpet as required by Tenant shall be at Tenant's expense.

b. Automatically operated elevator service, public stairs, electrical current for lighting, incidentals, and normal office use, and water at those points of supply provided for **the Leased Premises, and the** general use of its tenants at all times and on all days throughout the year.

TENANT	LANDLORD
FR	

c. Air-conditioning on Monday thru Friday from 7:00am to 7:00pm and Saturday from 8:00am to 5:00pm and Sunday 12:00 noon to 9:00 PM, except Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. Landlord shall also furnish air-conditioning at such times as are not provided for herein, provided Tenant gives written request to Landlord before 12:00pm on the business day preceding the extra usage and if Tenant requires air-conditioning during such hours, Tenant shall be billed for such service at the rate of $50.00 per hour per unit and said rate may be changed with thirty (30) days prior written notice.

No electric current shall be used except that furnished or approved by Landlord, nor shall electric cable or wire be brought into the Leased Premises, except upon written consent and approval of Landlord. Tenant shall use only office machines and equipment that operates on the Building's standard electric circuits, but which in no event shall overload the Building's standard electric circuits from which Tenant obtains electric current. Any consumption of electric current in excess of that considered by Landlord to be used, normal and customary for all tenants, or which require special circuits or equipment (the installation of which shall be at Tenant's expense after approval in writing by Landlord), shall be paid for by Tenant as additional Rent paid to Landlord in an amount to be determined by Landlord based upon Landlord's estimated cost of such excess electric current consumption or based upon the actual cost thereof if such excess electric current consumption is separately metered.

Such services shall be provided as long as Tenant is not in default under any of the terms, provisions, covenants, and conditions of this Lease. In no event shall Landlord be liable for any interruption or failure in the supply of any such utilities or services to Tenant or the Leased Premises, nor shall any such failure or interruption constitute an actual or constructive eviction of Tenant from the Leased Premises or result in or give rise to any abatement in any Rent received hereunder.

8. REAL ESTATE TAXES

a. The Operating Expenses shall be increased for each calendar year (hereinafter referred to as the comparison year or years) following the last full calendar year (hereinafter referred to as base year) prior to the calendar year during which the term of this Lease commences (hereinafter referred to as first year) by Tenant's prorata share of any increase for the comparison year over the base year in the amount of real estate taxes incurred or accrued by Landlord relating to the land and Property on which the Leased Premises is a part. (Refer to Paragraph 6)

b. During the first and last year of this Lease, Tenant shall only pay such increase for the fraction of the portion of the year during which the Tenant occupies the Leased Premises. Any increase that cannot be determined upon termination of the Lease Term shall be estimated by the Landlord based upon the previous year's increase at the expiration of the Lease and may be deducted from the Security Deposit.

9. IMPROVEMENTS TO LEASED PREMISES. **Landlord will paint suite 608 with building standard paint colors and deep clean suite.**

10. DELAY IN POSSESSION. If the Landlord is unable to give possession of the Leased Premises on the Lease Commencement Date, by reason of the holding over of any prior Tenant or Tenants or for any other reason, an abatement or diminution of the Rent to be paid hereunder shall be allowed Tenant under such circumstances, but nothing herein shall operate to extend the Lease Term beyond the agreed expiration date, and said abatement in Rent shall be the full extent of Landlord's liability to Tenant for any loss or damage to Tenant on account of said delay in obtaining possession of the Leased Premises. If Landlord is unable to give possession of the Leased Premises to Tenant within ninety (90) days after the commencement of the Term of this Lease for any reason, then Tenant shall have the right to cancel this Lease by giving written notice of its intention to cancel this Lease to Landlord within ten (10) days after the expiration of said ninety (90) day period; and upon such cancellation, Landlord and Tenant shall each be released and discharged from all liability on this Lease. There shall be no delay in commencement of the Term of this Lease and/or payment of Rent where Tenant fails to occupy the Leased Premises when same are ready for occupancy, or where Landlord and/or Tenant has a delay in preparing the Leased Premises

TENANT	LANDLORD
FR	

for occupancy by Tenant failing to promptly approve plans, make material or color selections, or make other decisions necessary for the preparation of the Leased Premises for occupancy. For the purpose of this paragraph, the Leased Premises shall be deemed completed and ready for occupancy by Tenant when the Supervising Architect and/or Landlord's Contractor certifies that the work required by Landlord by reason of Paragraph 9 has been substantially completed in accordance with said approved plans and specifications.

11. PRIOR OCCUPANCY. If Tenant, with Landlord's consent, shall occupy the Leased Premises prior to the beginning of the Lease Term specified in Paragraph 2 hereof, all provisions of this Lease shall be in full force and effect commencing upon such occupancy, ~~and Rent for such period shall be paid by Tenant at the same rate herein specified.~~ **No additional rent will be charged for the early access.**

12. REPAIRS. By taking possession of the Leased Premises, Tenant shall be deemed to have accepted the Leased Premises as being in good condition and repair and sanitary order. Tenant shall, at Tenant's sole cost and expense, keep and maintain the Leased Premises and all partitions, doors, fixtures, equipment and appurtenances thereof and improvements thereof, in good order, condition and repair and shall replace any of the same as required by Landlord, including but not limited to: door closures devices and other exterior openings; electrical, mechanical and electromotive installation, equipment and fixture, signs, placards, decoration advertising media of any type or every part thereof, and replace any and all broken glass caused by Tenant, its agents or invitees, in and about the Property, damage thereto from causes beyond the reasonable control of Tenant and ordinary wear and tear excepted. Tenant shall, upon the expiration or sooner termination of this Lease, surrender the Leased Premises to the Landlord in good condition, ordinary wear and tear and damages caused beyond the reasonable control of Tenant excepted. Except as specifically provided in another paragraph or addendum to this Lease, Landlord shall have no obligation whatsoever to alter, remodel, improve, repair, decorate or paint the Leased Premises or any part thereof and the parties hereto affirm that Landlord has made no representations to Tenant respecting the condition of the Leased Premises or the Property except as specifically herein set forth.

Notwithstanding the above provisions, Landlord shall repair and maintain the structural portions of the Property, including the roof and base building plumbing, unless such maintenance and repairs are caused in part or in whole by the act, neglect, fault or omission of any duty by the Tenant, its agents, servants, employees or invitees, in which case Tenant shall pay to Landlord the reasonable cost of such maintenance and repairs. Landlord shall not be liable for any failure to make any such repairs or to perform any maintenance for those items that Landlord is responsible to repair, unless such failure shall persist for an unreasonable time after written notice of the need of such repairs or maintenance is given to Landlord by Tenant. There shall be no abatement of Rent and no liability of Landlord by reason of any injury to or interference with Tenant's business arising from the making of any repairs, alterations or improvements in or to any portion of the Property or the Leased Premises or in or to fixtures, appurtenances and equipment therein. Tenant waives the right to make repairs at Landlord's expense, without the express written approval from Landlord, under any law, statute or ordinance now or hereafter in effect.

13. ALTERATIONS AND ADDITIONS. Except as set forth herein, Tenant shall not make or suffer to be made any alterations, additions or improvements to or of the Leased Premises or any part thereof without the prior written consent of Landlord. Any alterations, additions or improvements to or of said Leased Premises, including, but not limited to, carpeting, wall covering, paneling and built-in cabinet work, but excepting movable furniture, **personal property, removable equipment,** and trade fixtures, shall on the expiration of the Lease Term, at the sole option of Landlord, become a part of the Property and belong to the Landlord and shall be surrendered with the Leased Premises. Tenant must obtain the written consent of the Landlord prior to any alterations, additions or improvements to be made to the Leased Premises and of the contractor or person selected by Tenant to make same. All alterations, additions and improvements shall be made by Tenant at Tenant's sole cost and expense, **except as otherwise provided herein.** Upon the expiration or sooner termination of the Lease, Tenant shall, at Tenant's sole cost and expense, upon written demand by Landlord given at least thirty (30) days prior to the end of the Lease Term, forthwith and with all due diligence, remove any alterations, additions, or improvements, designated by Landlord to be removed, and Tenant shall, forthwith and with all due diligence at its sole cost and expense, repair any damage to the Leased Premises caused by such removal.

TENANT	LANDLORD
FR	

It is further agreed that this Lease is made by the Landlord and accepted by the Tenant with the distinct understanding and agreement that the Landlord shall have the right and privilege to make and build additions to the Property of which the Leased Premises are a part, and make such alterations and repairs to said Property as it may deem wise and advisable without any liability to the Tenant thereof. Landlord reserves all rights to the air space over the Leased Premises and the Property. Landlord reserves the right to use all areas of the Property to accommodate future construction activities in, around, over and under the Property.

14. LIENS. The Tenant herein shall not have any authority to create any liens for labor or material on the Landlord's interest in the Leased Premises and all persons contracting with the Tenant for the destruction or removal of any facilities or other improvements or for the erection, installation, alteration, or repair of any facilities or other improvements on or about the Leased Premises, and all materialmen, contractors, mechanics and laborers, are hereby charged with notice that they must look only to the Tenant and to the Tenant's interests in the Leased Premises to secure the payment of any bill for work done or material furnished at the request or instruction of Tenant.

Tenant further agrees that Tenant will pay all liens of contractors, subcontractors, mechanics, laborers, material men, and other items of like character, and will indemnify Landlord against all expenses, costs and charges, including bond premiums for the release of liens and attorneys' fees reasonably incurred in and about the defense of any suit to discharge the said Leased Premises or any part thereof from any liens, judgments, or encumbrances caused or suffered by Tenant. In the event any such lien shall be made or filed, Tenant shall bond against or discharge the same within ten (10) days after the same has been made or filed. It is understood and agreed between the parties hereto that the expenses, costs and charges above referred to shall be considered as Rent due and shall be included in any lien for Rent.

15. CHARGES FOR SERVICES. It is understood and agreed upon between the parties hereto that any charges against Tenant by Landlord for services or for work done on the Leased Premises by order of Tenant, or otherwise accruing under this Lease, shall be considered as Rent due and shall be included in any lien for Rent.

16. QUIET POSSESSION. Upon payment by Tenant of the Rent herein provided, and upon observance and performance of all terms, provisions, covenants and conditions on Tenant's part to be observed and performed, Tenant shall, subject to all of the terms, provisions, covenants and conditions of this Lease Agreement, peaceably and quietly hold and enjoy the Leased Premises for the Lease Term hereby demised.

17. PAYMENT. Tenant agrees that Tenant will promptly pay said Rent at the times and place stated herein; that Tenant will pay charges for work performed on order of Tenant, and any other charges that accrue under this Lease. Any payment due to Landlord under the terms of this Lease shall be deemed to be Rent and/or additional Rent.

18. PERSONAL PROPERTY TAXES. Tenant shall pay, or cause to be paid, before delinquency, any and all taxes levied or assessed and which become payable or arise during the Lease Term hereof upon all Tenant's leasehold improvements, equipment, furniture, fixtures and personal property located in the Leased Premises.

19. USE. Tenant shall use the Leased Premises for **Offices for North Bay Village Code Enforcement Department** and shall not use or permit the Leased Premises to be used for any other purpose without the prior written consent of Landlord.

Tenant shall not do or permit anything to be done in or about the Leased Premises or the Property, nor bring or keep anything therein which will in any way increase the existing rate of or affect any fire, flood, hazard, casualty, liability or other insurance upon the Property or any of its contents, or cause cancellation of any insurance policy covering said Property or any part thereof or any of its contents. Tenant shall not do or permit anything to be done in or about the Leased Premises or the Property which will in any way obstruct or interfere with the rights of other Tenants or occupants of the Property or injure or annoy them or use or allow the Leased Premises or the Property to be used for any improper, immoral, unlawful or objectionable purpose, nor shall Tenant cause, maintain or

TENANT	LANDLORD
FR	

permit any nuisance in, on or about the Leased Premises or the Property. Tenant shall not commit or suffer to be committed any waste in or upon the Leased Premises or the Property.

20. INSURANCE. If the Landlord's insurance premiums exceed the standard premium rates because the nature of Tenant's operation results in extra-hazardous exposure, then Tenant shall, upon receipt of appropriate invoices from Landlord, promptly reimburse Landlord for such increase in premiums. It is understood and agreed between the parties hereto that any such increase in premiums shall be considered as additional Rent and shall be included in any lien for Rent. **Upon written request of Tenant, Landlord shall provide Tenant with a copy of its policies so long as Tenant is not in default of the Lease.**

21. INDEMNIFICATION OF LANDLORD. Tenant hereby indemnifies and holds Landlord harmless from and against suits, claims, losses, liabilities, actions, damages and expenses including but not limited to loss of life, bodily or personal injury, property damage or loss of income which may arise against Landlord and be in favor of any persons, firms or corporations, for any injuries or damages to the person or property of any persons, firms or corporations, consequent upon or arising from the use or occupancy of said Leased Premises by Tenant, or consequent upon or arising from any acts, omissions, neglect or fault of Tenant, its agents, servants, employees, licensees, visitors, customers, patrons or invitees, or consequent upon or arising from Tenant's failure to comply with any laws, statutes, ordinances, codes or regulations as herein provided; from any occurrence in, upon or at the Leased Premises or the occupancy or use by Tenant of said Leased Premises or the Property, or any part thereof. Tenant shall store its property and occupy the Leased Premises at its own risk, and releases Landlord, to the full extent permitted by law, from all claims of every kind resulting in loss of life, personal or bodily injury or property damage. Landlord shall not be responsible or liable at any time for any loss or damage to Tenant's merchandise or equipment, fixtures or other personal property of Tenant or to Tenant's business; and Landlord shall not be responsible or liable to Tenant or to those claiming by, through or under Tenant for any loss or damage to either the person or property of Tenant that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting or adjoining premises. Landlord shall not be responsible or liable for any defect, latent or otherwise, in any building, roof, equipment, machinery, utilities, appliances or apparatus therein. Nor shall Landlord be responsible or liable for any injury, loss or damage to any person or to any property of Tenant or other person caused by or resulting from bursting, breakage, leakage, steam, running or the overflow of water from the roof or sewage in any part of said premises or for any injury or damage caused by or resulting from Acts of God. Tenant shall give prompt notice to Landlord in case of fire or accidents in the Leased Premises or the Property or of defects therein or in any fixtures or equipment. In case Landlord shall, upon the fault of Tenant, be made a party to any litigation commenced by or against Tenant, then Tenant shall, at its own cost and expense, defend any such suits or actions, and if Tenant fails to do so, Landlord may, at the cost and expense of Tenant and upon prior written notice to Tenant, defend any such suits or actions. In the event that fault is apportioned between Landlord & Tenant than Tenant shall reimburse Landlord for the portion of Landlord's cost and expenses attributable to the percentages of Tenant's fault. Tenant shall also pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by Landlord in enforcing the terms of this Lease. **Notwithstanding anything to the contrary contained herein, Tenant's indemnification shall not extend to the gross negligence of Landlord.**

In the event Tenant has subsidiaries or intends to operate more than one business from the Leased Premises; which occupy the leased space; or leases part of the premises to a subtenant with Landlord's prior written consent as otherwise required under the terms of this lease (hereinafter these entities whether legally related or not shall be referred to as "related entities"); it is hereby understood and agreed that Tenant shall secure whatever occupational licenses and permits may be deemed necessary for said related entities and shall guarantee compliance on behalf of said related entities as to all governmental regulations that may affect, directly or indirectly, the operation of said related entity.

Furthermore, Tenant shall secure liability coverage for all related entities in an amount of not less that that required from Tenant under the terms and conditions of this Lease. These related entities shall be named additional insureds under the Tenant's policy of insurance or proof that such related entity has a separate liability policy in compliance with the terms and conditions set forth in this lease and shall be supplied to Landlord upon the execution of this Lease but in no event later than

TENANT	LANDLORD
FR	

concurrent with the related entity's occupation of the Leased Premises. Said entities and all subsidiaries shall be subject to and comply with all provisions herein.

Tenant shall indemnify and hold Landlord harmless from any and all liability which may arise as a result of the operation of said related entities. In addition, Tenant indemnifies and holds Landlord harmless from any and all liability for actions brought against Landlord by any individual or entity as a result of the operation or negligence of any related entity, their agents, servants, employees, licensees, visitor, customers, patrons, or invitees.

22. TENANT'S INSURANCE COVERAGE.

a. Tenant agrees that, at all times during the Lease Term (as well as prior and subsequent thereto if Tenant or any of Tenant's agents should then use or occupy any portion of the Leased Premises), it shall keep in force, with an insurance company licensed to do business in the State of Florida, and acceptable to Landlord, comprehensive general liability insurance, including property damage, in the amount of not less than One Million Dollars ($1,000,000.00) and property damage insurance, including improvements and betterment insurance, with limits of not less than the full replacement value of Tenant's improvements to the Leased Premises (without deductible in so far as liability coverage is concerned and with not more than Five thousand Dollars ($5,000.00) deductible in so far as property damage is concerned). Such policies shall: (1) include Landlord and Landlord's property manager as additional insureds, and shall include Landlord and Landlord's lender, if any, as additional insured/Loss Payee, (2) be considered primary insurance, (3) include within the terms of the policy or by contractual liability endorsement coverage insuring Tenant's indemnity obligations under paragraph 21, and (4) provide that it may not be canceled or changed without at least thirty (30) days prior written notice to Landlord from the company providing such insurance. Tenant will also maintain throughout the Lease Term worker's compensation insurance with not less than the statutory limits of coverage, and (5) shall include coverage for assault and battery. **Tenant is a municipality and is Self-Insured, as such Landlord will be named as a Certificate Holder, not as Additional Insured.**

b. The insurance coverages to be provided by Tenant will be for a period of not less than one (1) year. At least fifteen (15) days prior to the Lease Commencement Date, Tenant will deliver to Landlord original certificates of all such paid-up insurance; thereafter, at least fifteen (15) days prior to the expiration of any policy, Tenant will deliver to Landlord such original certificates as will evidence a paid-up renewal or new policy to take the place of the one expiring.

23. SUBROGATION. Each party will look first to any insurance in its favor before making any claim against the other party for recovery for loss or damage resulting from fire or other casualty, and to the extent that such insurance is in force and collectible and to the extent permitted by law, Tenant hereby waives and releases all rights of subrogation under Tenant's insurance policies discussed in Paragraph 22 and Tenant will cause each such insurance policy to be properly endorsed to evidence such waiver and release of subrogation in favor of Landlord.

24. RISK OF LOSS OF PERSONAL PROPERTY. All personal property, including removable trade fixtures, placed or moved into the Leased Premises or Property shall be at the sole risk of the Tenant or other owner of such personal property. Neither Landlord nor Landlord's property manager shall be liable to Tenant or others for any damage or loss of personal property or fixtures arising from theft, vandalism, HVAC malfunction, electrical malfunction, bursting or leaking of water or sewer pipes, or any act or omission of any other Tenant or occupant of the building or any other person or entity.

25. ASSIGNMENT AND SUBLETTING. Tenant shall neither voluntarily nor by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest therein, and shall not sublet the said Leased Premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other persons (the employees, agents, servants and invitees of Tenant excepted) to occupy or use the said Leased Premises, or any portion thereof without the prior written consent of Landlord, which consent will not be unreasonably withheld by the Landlord. If Tenant desires to assign or sublet all or a portion of the Leased Premises, Tenant shall first advise Landlord in writing of the name, proposed use of Leased Premises and such financial information as Landlord may reasonably require applicable to the proposed assignee or

TENANT	LANDLORD
FR	

subtenant. Tenant shall also accompany such request for consent with a copy of the proposed assignment or sublease any other agreements to be entered into concurrently with such assignment or sublease. It shall not be unreasonable for Landlord to withhold consent if the reputation, financial responsibility or business of proposed assignee or subtenant is reasonably unacceptable to Landlord or if the intended use by the proposed assignee or subtenant is not to the use of the Leased Premises authorized Tenant by the provisions of this Lease or if the proposed assignee or subtenant is a present or former Tenant of the Property. Landlord may charge an assignment fee not to exceed **three (3)** month's Rent. A transfer of ten percent (10%) or more of any interest in the Tenant's entity or this Lease (whether by stock, partnership interest or otherwise) will be deemed an assignment of this Lease. A consent to one assignment, subletting, occupation or use by any other person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation or use by any other person. Any assignment or subletting without written consent shall be void, and shall, at the option of the Landlord, constitute a default under this Lease. In the event the Landlord consents to any such assignment or subletting, it shall also have the right to amend the terms and conditions of the Lease to reflect current market conditions.

If this Lease is assigned, or if the Leased Premises or any part thereof is sublet or occupied by anybody other than the Tenant, the Landlord may, after default by the Tenant, collect or accept Rent from the assignee, subtenant, or occupant and apply the net amount collected or accepted to the Rent herein reserved, but no such collection or acceptance shall be deemed a waiver of this covenant or the acceptance of the assignee, subtenant or occupant as Tenant, nor shall it be construed as or implied to be, a release of the Tenant from further observance and performance by the Tenant of the terms, provisions, covenants and conditions of this Lease.

In the event part of the Leased Premises are assigned or sublet, the Tenant shall comply with all indemnification provisions regarding related entities as set forth in paragraph 21 of this Lease as to such subtenant or assignee. In the event of any assignment or subletting of the entire leased premises, then the new Tenant shall comply with all indemnification provisions for related entities as set forth in paragraph 21 herein. Nothing contained herein shall preclude the requirement that the Tenant obtain the Landlord's prior written consent to sublet any part of the leased Premises or to assign any part of this Lease.

26. SUCCESSORS AND ASSIGNS. All terms, provisions, covenants and conditions to be observed and performed by Tenant shall be applicable to and binding upon Tenant, its heirs, successors and/or assigns, subject, however, to the restrictions as to assignment or subletting by Tenant as provided herein. All expressed covenants of this Lease shall be deemed covenants running with the land.

27. ESTOPPEL CERTIFICATE. Tenant agrees that from time to time, upon not less than five (5) business days prior written request by Landlord, Tenant will deliver to Landlord a statement in writing certifying: (a) that this Lease is unmodified and in full force and effect (or, if there have been modifications, that the Lease as modified is in full force and effect and stating the modifications); (b) the dates to which the rent and other charges have been paid; and (c) that Landlord is not in default of any provisions of this Lease, or if in default, the nature thereof in detail; and such additional information as Landlord or Landlord's lender may reasonably request. If Tenant fails to timely deliver such statement, Tenant shall be deemed to have acknowledged that the matters contained in the Estoppel Certificate as completed by Landlord on behalf of Tenant are true and correct.

28. SUBORDINATION. Tenant shall acknowledge that this Lease shall be subordinate to any mortgages, now or hereafter encumbering the Property or any part or component thereof, and to all advances made upon the security thereof. This shall be self-operative and no further instrument of subordination shall be deemed necessary by any mortgagee. However, Tenant shall, upon request of any party in interest, execute promptly any reasonable instrument or certificate of subordination of this Lease. If Tenant fails to execute and deliver such instruments within five (5) business days after receipt of a request by Landlord, Tenant hereby irrevocably constitutes and appoints Landlord as its attorney-in-fact to complete, execute and deliver the instruments on its behalf.

If the Property and/or Leased Premises are at any time subject to a mortgage, and Tenant has

TENANT	LANDLORD
FR	

received written notice from mortgagee of same, then in any instance in which Tenant gives notice to Landlord alleging default by Landlord hereunder, Tenant will also simultaneously give a copy of such notice to each Landlord's mortgagee, and each Landlord's mortgagee, shall have the right (but not the obligation) to cure or remedy such default during the period that is permitted to Landlord hereunder, plus an additional period of thirty (30) days, and Tenant will accept such curative or remedial action (if any) taken by Landlord's mortgagee with the same effect as if such action had been taken by Landlord.

29. ASSIGNMENT BY LANDLORD. If the interests of Landlord under this Lease shall be transferred voluntarily or by reason of foreclosure or other proceedings for enforcement of any mortgage on the Leased Premises, Tenant shall be bound to such transferee (herein sometimes called the "Purchaser") for the balance of the term hereof remaining, and any extension or renewals thereof which may be effected in accordance with the terms and provisions hereof, with the same force and effect as if the Purchaser were the Landlord under this Lease, and Tenant does hereby agree to attorn to the Purchaser, including the mortgagee under any such mortgage if it be the Purchaser, as its Landlord, said attornment to be effective and self-operative without the execution of any further instruments upon the Purchaser succeeding to the interest of the Landlord under this Lease. The respective rights and obligations of Tenant and the Purchaser upon such attornment, to the extent of the then remaining balance of the term of this Lease and any such extensions and renewals, shall be and are the same as those set forth herein. In the event of such transfer of Landlord's interests, Landlord shall be released and relieved from all liabilities and responsibility to Tenant thereafter accruing under this Lease or otherwise and Landlord's successor by acceptance of rent from Tenant hereunder shall become liable and responsible to Tenant in respect to all obligations of the Landlord under this Lease.

30. FIRE AND CASUALTY: If the Leased Premises shall be partially damaged by any casualty insured under Landlord's insurance policy, Landlord shall, within a reasonable time after receipt of the insurance proceeds, repair the same and all Rent shall be abated as to that portion of the Leased Premises rendered untenable. If the Leased Premises are rendered wholly untenantable or if seventy-five percent (75%) of the Property is damaged to such an extent that the Property is uninhabitable in the sole judgment of the City of North Bay Village, then Landlord may elect to repair the damage in which case Rent shall cease until such time is as the Leased Premises shall become tenantable, or Landlord may cancel this Lease by notice of cancellation within sixty (60) days after such event and thereupon this Lease shall expire and Tenant shall vacate and surrender the Leased Premises to Landlord. Tenant's liability for Rent upon the termination of this Lease by Landlord pursuant to this paragraph shall cease the day following the event or damage. Unless this Lease is terminated by Landlord, the proceeds of all of Tenant's insurance claims shall be held in escrow by Landlord's agent for the purpose of repair and replacement. In the event Landlord elects to repair the damage, any abatement or cessation of Rent shall end five (5) days after completion and notice by Landlord to Tenant that the Leased Premises have been repaired, notwithstanding any provision to the contrary contained herein. The parties agree to negotiate the amount of the Rent (plus additional Rent) in the event the Leased Premises are partially destroyed. If any damage is caused by the negligence, gross negligence, willfulness, maliciousness, wantonness or recklessness of Tenant or its employees, agents, invitees, customers, patrons, contractors, guest's servants, said damage shall be promptly repaired by Tenant and there shall be no abatement of Rent.

31. EMINENT DOMAIN. If all of the Leased Premises is taken or condemned for any public or quasi-public use, or so much of the Leased Premises is taken that Landlord, in Landlord's sole discretion, cannot make the Leased Premises reasonably suitable for the use for which they are rented, then, in either event, this Lease shall terminate, at the option of either party, on the date that title vests in the condemning authority. If this Lease is terminated under the provisions of this paragraph, rent shall be apportioned and adjusted as of the date of termination. Tenant shall have no claim against Landlord or against the condemning authority for the value of its leasehold estate or for the value of the unexpired Lease Term. If there is a partial taking of the Leased Premises or the Property and this Lease is not thereby terminated under the provisions of this paragraph, then, at the option of the Landlord, this Lease shall remain in full force and effect, and the Landlord shall, within a commercially reasonable time, repair and restore the remaining portion of the Leased Premises, should they be affected, to the extent necessary to render the same reasonably suitable for the use for which they are rented. Such work shall not exceed the scope of the work

TENANT	LANDLORD
FR	

required to be done by Landlord in originally constructing the Property or the Leased Premises. Rent shall be prorated according to the portion of the Leased Premises which are still usable and Landlord shall not be required to expend more than the net proceeds of the condemnation award which are attributable to implementation of the cure paid to Landlord. All compensation awarded or paid upon a total or partial taking of the Leased Premises or the Property shall belong to and be the property of the Landlord without any participation by Tenant. Nothing herein shall be construed to preclude Tenant from prosecuting any claims directly against the condemning authority for business damages and cost of removal of trade fixtures, furniture and other personal property belonging to Tenant; provided however, that no such claim shall diminish or adversely affect Landlord's award. After any partial taking of the Leased Premises which does not result in the termination of this Lease, the Base Rental for the remainder of the Lease Term shall be reduced by the same percentage that the floor area of the space taken bears to the usable square feet in the entire Leased Premises.

32. LANDLORD'S LIEN. In addition to any statutory lien for Rent in Landlord's favor, Landlord shall have and Tenant hereby grants to Landlord a continuing security interest for all Rent, additional Rent, and other sums of money becoming due hereunder from Tenant, upon all goods, wares, equipment, fixtures, furniture, inventory, accounts, contract rights, chattel paper, licenses and other personal property of Tenant situated on the Leased Premises and such property shall not be removed therefrom without the consent of Landlord until all arrearages in Rent, additional Rent as well as any and all other sums of money then due to Landlord hereunder shall first have been paid and discharged. In the event of a default under this Lease, Landlord shall have, in addition to any other remedies provided herein or by law, all rights and remedies under the Uniform Commercial Code, including without limitation the right to sell the property at public sale upon providing the notice called for by the Uniform Commercial Code or if none is required then five (5) days notice to Tenant. Tenant hereby agrees that this Lease shall constitute a security agreement and further agrees to execute such financing statements and other instruments necessary or desirable in Landlord's discretion to perfect the security interest hereby created. Any statutory lien for Rent is not hereby waived, the express contractual lien herein granted being in addition and supplementary thereto.

33. DEFAULT. The occurrence of any one or more of the following events will constitute a default hereafter; (a) Tenant vacates or abandons the Leased Premises for more than fifteen (15) days; (b) Tenant fails to make any payments within 5 days after the due date; (c) Tenant fails to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant other than non-payment of sums due hereunder, and Tenant fails to cure such default within 15 days after notice thereof in writing to Tenant or if such default cannot be reasonably cured within 15 days, unless Tenant begins such cure within 15 days and diligently pursues such cure; however in no event shall the time to cure exceed sixty (60) days; or (d) Tenant petitions to be, or is declared bankrupt, or insolvent according to law, or if a receiver be appointed for Tenant, or for all or a substantial portion of its property, or if an assignment for the benefit or creditors is made by Tenant. Landlord's acceptance of payment, in whole or in part, from Tenant does not constitute a waiver of any of Landlord's rights under this Lease or provided by Florida Law.

Landlord and Tenant agree that, should Tenant lease additional space in the Property or if Tenant is presently leasing such additional space, a default under this Lease between Landlord and Tenant shall constitute a default of Tenant under all leases with Landlord, and Landlord may take any action with respect to any or all Leases as Landlord, at its sole option, may elect.

34. REMEDIES IN EVENT OF DEFAULT. Upon the occurrence of any one or more such events of default, Landlord may, at its election, exercise any one or more of the following options:

a. Terminate Tenant's right to possession under this Lease and re-enter and take possession of the Leased Premises and re-let or attempt to re-let said Leased Premises on behalf of the Tenant, at such rent and under such terms and conditions as Landlord may deem best under the circumstances for the purpose of reducing Tenant's liability, and Landlord shall not be deemed to have accepted a surrender of the Leased Premises, and Tenant shall be liable for all Rent which may be or become due under this Lease and for all damages suffered by Landlord because of Tenant's breach of any of the covenants of this Lease. At any time during such repossession or re-letting,

TENANT	LANDLORD
FR	

Landlord may, by delivery of written notice to Tenant, elect to exercise its option under the following subparagraph to accept a surrender of the Leased Premises, terminate and/or cancel this Lease and take possession and take possession and occupancy of the Leased Premises;

b. Declare this Lease to be terminated, and take possession of the Leased Premises whereupon the term hereby granted and all rights, title and interest of Tenant in and to the Leased Premises shall end. Such termination shall be without prejudice to Landlord's right to collect from Tenant any rental which has accrued prior to such termination, together with all damages suffered by Landlord because of Tenant's breach of any covenant of the Lease;

c. Declare the entire remaining unpaid Rent for the balance of this Lease and any rental abatement previously given shall be nullified and all shall be immediately due and payable forthwith, and at once take action to recover and collect same, either by distress or otherwise; and/or

d. Exercise any and all rights and privileges that Landlord may have under the laws of the State of Florida, and/or of the United States of America.

The exercise by Landlord of any one or more of the options provided to it under this Lease shall not affect Landlord's right to exercise any of its other options contained in this Lease or provided by law.

e. Landlord will store Tenant's property left in the Leased Premises, at Tenant's expense, for a period of ten (10) days after which time Landlord shall have the right to sell the property at public or private sale and apply the proceeds of any such sale, first to the cost of storage and then to any amount due Landlord from Tenant. Any excess proceeds shall be delivered to Tenant's last known address.

35. ATTORNEYS' FEES. The prevailing party shall be reimbursed for all costs, including but not limited to, reasonable attorneys' fees incurred for negotiation, mediation, arbitration, written and verbal communications, correspondence, interpretation, research, all pre-trial matters, trial, all post-trial matters, all appellate levels, collections, enforcement of judgments and expenses, incurred in any litigation arising from this Lease.

36. ENTRY BY LANDLORD. **Tenant shall have the right to restrict access to certain areas for the protection of confidential information. However, Landlord shall be granted access to inspect entire premises during regular business hours with 24 hours advance written notice to Tenant, unless in the case of an emergency wherein no notice shall be required.** Landlord reserves and shall at any and all times have the right, **upon 24 hours' notice to Tenant prior to said entry; unless in case of emergency wherein no notice shall be required,** to enter the Leased Premises, inspect the same, supply janitorial service and any other service to be provided by Landlord to Tenant hereunder, to submit said Leased Premises to prospective purchasers or Tenants, to post notices of non-responsibility, and to alter, improve or repair Leased Premises and any portion of the Property that Landlord may deem necessary or desirable, without abatement of Rent and may for the purpose erect scaffolding and other necessary structures where reasonably required by the character of the work to be performed, always providing that the entrance to the Leased Premises shall not be blocked thereby, and further providing that the business of the Tenant shall not be interfered with unreasonably. Tenant hereby waives any claims for damages or for any injury or inconvenience to or interference with Tenant's business, any loss of occupancy or quiet enjoyment of the Leased Premises, and any other loss occasioned thereby. For each of the aforesaid purposes, Landlord shall at all times have and retain a key with which to unlock all of the doors in, upon and about the Leased Premises and Landlord shall have the right to use any and all means which Landlord may deem proper to open said doors in an emergency, in order to obtain entry to the Leased Premises without liability to Tenant. Any entry to the Leased Premises obtained by Landlord by any of said means, or otherwise shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Leased Premises, or an eviction of Tenant from the Leased Premises or any portion thereof.

37. COMPLIANCE WITH LAW. Tenant shall not use the Leased Premises or permit anything to be done in or about the Leased Premises which will in any way conflict with any law, statute, ordinance or governmental rule or regulation now in force or which may hereafter be enacted

TENANT	LANDLORD
FR	

or promulgated. Tenant, at Tenant's expense, shall comply with all laws, rules, orders, ordinances, directions, regulations, and requirements of federal, state, county and municipal authorities, now in force or which may hereafter be in force, which shall impose any duty upon Landlord or Tenant with respect to the use, occupation or alteration of the Leased Premises. Tenant shall procure at its sole expense any permits and licenses required for the transaction of business in the Leased Premises. The judgment of any court of competent jurisdiction or the admission of Tenant in any action against Tenant whether Landlord be a party thereto or not, that Tenant has violated any law, statute, ordinance or governmental rule, regulation or requirement, shall be conclusive of that fact as between the Landlord and Tenant.

38. COMMON AREAS. In addition to the Leased Premises, Tenant has the right to use, in common with others, the public entrances and walkways of the Property. Such common areas serving the Property will at all times be subject to Landlord's exclusive control and management. Landlord shall have the full right and authority to make and enforce rules and regulations pertaining to and necessary for the proper operation and maintenance of the common areas.

39. SURRENDER OF PREMISES. Tenant agrees to surrender to Landlord at the end of the Lease Term and/or upon cancellation of this Lease, said Leased Premises in as good condition as said Leased Premises were at the beginning of the rent commencement date as shown in paragraph 3, ordinary wear and tear excepted unless expressly provided otherwise herein. Tenant agrees that it will give thirty (30) days prior written notice to Landlord of its intent to vacate the Leased Premises. Tenant agrees that if Tenant does not surrender said Leased Premises to Landlord at the end of the Lease Term, then Tenant will pay to Landlord all damages that Landlord may suffer on account of Tenant's failure to so surrender to Landlord possession of said Leased Premises, and will indemnify and save Landlord harmless from and against all claims made by any succeeding Tenant of said Leased Premises against Landlord on account of delay of Landlord in delivering possession of said Leased Premises to any succeeding Tenant so far as such delay is occasioned by failure of Tenant to so surrender said Leased Premises in accordance herewith or otherwise.

No receipt of money by Landlord from Tenant after termination of this Lease or the service of any notice, demand, suit or judgment shall reinstate, continue or extend the Lease Term or affect any such notice, demand, suit or judgment.

No act or thing done by Landlord or its agent during the Lease Term hereby granted shall be deemed an acceptance of a surrender of the Leased Premises, and no agreement to accept a surrender of the Leased Premises shall be valid unless it be made in writing and subscribed by a duly authorized officer or agent of Landlord.

Landlord reserves the right upon giving sixty days advance notice to Tenant, to relocate Tenant's Leased Premises to any other available rentable area of substantially equal area and equivalent rental. In the alternative, Landlord may elect to terminate this Lease by giving a written termination notice to Tenant (the "Termination Notice"), and, if Landlord gives such notice the Lease Term shall cease and expire on the 90th day after the date of the notice, with the same force and effect as is such day were the natural expiration date of the Lease Term, and on such 90th day, Tenant shall vacate the Leased Premises and surrender them to Landlord in the condition required by the Lease. Through the effective termination date, all terms and conditions of the Lease will be in full force and effect.

40. HOLDING OVER. If Tenant remains in possession of the Leased Premises or any part thereof after the expiration of the Lease Term hereof, without the written consent of Landlord, Tenant shall be a Tenant at will and such tenancy shall be subject to all the provisions of this Lease except that the monthly rental shall be double the monthly Rent payable for the last month immediately preceding said holding over for which the full amount of Rent was due, and, in addition thereto, Tenant shall pay to Landlord all consequential damages sustained by reason of the Tenant's retention of possession. If Tenant remains in possession of the Leased Premises or any part thereof after the expiration of the Lease Term hereof, with the express written consent of Landlord, such occupancy shall be a tenancy from month to month at a rental in the amount of the last monthly Rent for which the full amount of Rent was due, plus all other charges payable hereunder, and upon all the terms hereof applicable to a month to month tenancy. The provisions of this paragraph shall not be

TENANT	LANDLORD
FR	

construed as a consent by Landlord to the possession of the Leased Premises by Tenant after the expiration of the Lease Term, and shall not be deemed to limit or exclude any of Landlord's rights of re-entry or any other rights granted to Landlord hereunder or under law.

41. RULES AND REGULATIONS. Tenant agrees to conduct its business at all times in a high class reputable manner. Tenant agrees to comply with all applicable governmental laws, rules and regulations respecting the use of and operations and activities on the Leased Premises and the Property, including, sidewalks, streets, approaches, drives, and parking areas, and shall not make, suffer or permit unlawful, improper or offensive use of the Leased Premises or the Property or permit any public or private nuisance therein. Tenant shall not make any use of the Leased Premises or the Property which renders void or voidable any fire insurance policy or extended coverage insurance on the Property. Tenant agrees to pay any and all costs associated with the storage of flammable substances on same. Tenant shall not burn any trash of any kind in or about the Leased Premises or the Property. Tenant shall not display any merchandise or install any showcase, or other obstructions on the outside of the Leased Premises or in any adjacent sidewalks or passageways adjoining the Leased Premises or on the Property. Tenant shall maintain loudspeakers, noise-making devices in such manner so as to be audible only to anyone inside the Leased Premises.

Tenant agrees to comply with all reasonable rules and regulations Landlord may adopt from time to time for operation of the Property and parking areas and protection and welfare of Property and parking areas, its Tenants, visitors, and occupants. The present rules and regulations, which Tenant hereby agrees to comply with, entitled "Rules & Regulations" are attached hereto and are by this reference incorporated herein. Any future rules and regulations shall become a part of this Lease, and Tenant hereby agrees to comply with the same upon delivery of a copy thereof to Tenant providing the same are reasonable and do not deprive Tenant of its rights established under this Lease.

42. SIGNS. Landlord shall have the right to install signs on the interior and exterior of the Property and within the Leased Premises and/or change the Property's name or street address or the suite number of the Leased Premises. Landlord does not warrant or represent that Tenant shall be able to install or replace signs on or about the Leased Premises without the express written consent of Landlord **which shall not be unreasonably withheld.**

43. NO RECORDATION. Neither this Lease nor any part hereof, nor any memorandum of same shall be recorded by Tenant in the public records, either by itself or as a part of any document. The violation of this provision by Tenant shall, at the option of Landlord, constitute a default under this Lease.

44. WAIVER OF TRIAL BY JURY. It is mutually agreed by and between Landlord and Tenant that the respective parties hereto waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant and Tenant's use of or occupancy of the Leased Premises. Tenant further agrees that it shall not interpose any counterclaim or counterclaims in a summary proceeding or in any action based upon non-payment of Rent or any other payment required of Tenant hereunder.

45. WAIVER. Failure of Landlord to declare any default immediately upon occurrence thereof, or delay in taking any action in connection therewith, shall not waive such default, but Landlord shall have the right to declare any such default at any time and take such action as might be lawful or authorized hereunder, in law and/or in equity. No waiver by Landlord of a default by Tenant shall be implied, and no express waiver by Landlord shall effect any default other than the default specified in such waiver and that only for the time and extension therein stated.

No waiver of any term, provision, condition or covenant of this Lease by Landlord shall be deemed to comply or constitute a further waiver by Landlord of any other term, provision, condition or covenant of this Lease. The rights and remedies created by this Lease are cumulative and the use of one remedy shall not be taken to exclude or waive the right to use another.

Notwithstanding anything to the contrary contained herein, in the event Tenant is in default under this lease, Landlord may, at its sole option, immediately or at any time thereafter, without waiving

TENANT	LANDLORD
FR	

any claim for breach of agreement, and without notice to Tenant, cure such default for the account of Tenant. If Landlord shall institute an action or summary proceeding against the Tenant based upon such default, or if the Landlord shall cure such default(s) for the account of Tenant, the Tenant shall pay all costs and expenses incurred by Landlord in curing such defaults including reasonable attorneys' fees, including but not limited to those for all negotiations, correspondence, communications, mediation, arbitration, administrative proceedings, pre-trial, trial and post-trial matters, which sums, together with interest at the rate of fifteen (15%) percent per annum shall be due and payable on demand, and shall be deemed to be additional Rent. Landlord shall not be responsible to Tenant for any loss or damage resulting in any manner by reason of its undertaking any acts in accordance with the provisions of this Lease.

46. DEFAULT UNDER OTHER LEASE. If the term of any lease, other than this Lease, made by either the Tenant, principals of the Tenant or companies affiliated with the Tenants, for any other space in the Property shall be terminated or terminable after making of this Lease because of any default by either Tenant, principals of the Tenant or company affiliated with the Tenant under such other Lease, such default shall, ipso facto, constitute a default hereunder and empower Landlord, at Landlord's sole option, to seek the remedies set forth in Paragraph 34.

47. SEVERABILITY. If any term, provision, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, provision covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term provision, covenant or condition of this Lease shall be valid and be enforceable to the fullest extent permitted by law.

48. TIME. It is understood and agreed between the parties hereto that time is of the essence as to all the terms, provisions, covenants and conditions of this Lease. Whenever the consent of Tenant shall be required hereunder such consent shall not be unreasonably withheld or delayed.

49. DEFINITIONS AND PARAGRAPH HEADINGS. The terms Landlord and Tenant as herein contained shall include singular and/or plural, masculine, feminine, and/or neuter, heirs, successor, executors, administrators, personal representatives and/or assigns wherever the context so requires or admits. The terms, provision, covenants and conditions of this Lease are expressed in the total language of this Lease and the paragraph headings are solely for the convenience of the reader and are not intended to be all inclusive.

50. TENDER AND DELIVERY OF LEASE INSTRUMENT. Submission of this instrument for examination does not constitute an offer, right of first refusal, reservation or option for the Leased Premises or any other space in, on or about the Property. This Lease becomes effective as upon execution and delivery by both Landlord and Tenant.

51. JOINT OBLIGATION. If more than one Tenant is a party to this Lease, the obligations hereunder imposed upon Tenant's shall be joint and several.

52. AUTHORITY OF PARTIES. The parties warrant that the person or persons executing this Lease on behalf of such party have authority to do so and fully obligate such party to all terms and provision of this Lease. If either party to this Lease is an entity, each individual executing this Lease on behalf of said entity represents and warrants that he is duly authorized to execute and deliver this Lease on behalf of said entity, in accordance with a duly adopted resolution of the **(if required) Tenant's Commission approving this Lease or of the** board of directors of said entity or in accordance with the bylaws of said entity and that this Lease is binding upon said entity in accordance with its terms. Tenant warrants that it has the authority to and does hereby bind all related entities to the obligations of Tenant in the Lease.

53. LIABILITY OF LANDLORD. The liability of Landlord under this Lease is limited to Landlord's interest in the Property and land upon which it is situated, and any judgment against Landlord will be enforceable solely against Landlord's interest in said Property and land. If Landlord herein is a partnership, limited liability company or other entity, Tenant waives any and all rights to proceed against the individual partners, managers, members, officers, directors or

TENANT	LANDLORD
FR	

shareholders of said entity.

54. NOTICES. Any notice given Landlord as provided for in this Lease shall be sent in writing and shall be sent to Landlord by personal delivery or by overnight delivery by nationally recognized overnight carrier, addressed to Landlord at Landlord's Property Management Office at the address listed below in this paragraph. Any notice to be given Tenant under the terms of this Lease shall be in writing and shall be sent by personal delivery or by U.S. Mail service or by overnight delivery by nationally recognized overnight carrier, to the office of Tenant in the Leased Premises in the Property **at the address listed below in this paragraph**. Notice delivered personally will be deemed to have been given as of the date of notice delivery and notices given by mail will be deemed to have been given twenty four (24) hours after the time said properly addressed notice is placed in the mail or with the nationally recognized overnight carrier. Either party, from time to time, by such notice, may specify another address to which subsequent notices shall be sent.

To Landlord: Causeway Tower, LLC
1666 Kennedy Causeway, #610
North Bay Village, FL 33141

To Tenant: North Bay Village
Attn: Village Manager
1666 Kennedy Causeway, Suite #300
North Bay Village, FL 33141

55. APPLICABLE LAW. The Lease shall be governed by the Laws of the State of Florida.

56. ADDENDUM OR RIDER. All Addenda, or Riders, if any signed by the Landlord and Tenant and endorsed on or affixed to this Lease are a part hereof. If there is a conflict between any such Addenda, or Riders, and the printed form of this Lease, the provisions of such Addenda, or Riders, shall supersede the printed form. Jurisdiction and venue for any dispute arising from this Lease shall be in Miami-Dade County, Florida.

57. FORM ALTERATIONS. Typewritten or handwritten changes or additions inserted herein shall supersede and control if they conflict with the printed Lease form. Any such changes or additions shall not be valid or enforceable unless initialed by both parties.

58. WRITTEN AGREEMENT. This Lease contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only by an agreement in writing signed and sealed by Landlord and Tenant. No surrender of the Leased Premises, or of the remainder of the terms of this Lease shall be valid unless accepted by Landlord in writing. Tenant acknowledges and agrees that Tenant has not relied upon any statement, representation, prior written or prior or contemporaneous oral promises, agreements or warranties except such as are expressed herein.

59. BROKERS. Tenant warrants that it has no dealings with any real estate broker or agents in connection with the negotiation of this Lease, except for **None.** Tenant further warrants that it knows of no other real estate broker or agent, other than those who are named above, who is entitled to a real estate commission in connection with this Lease and Tenant agrees to indemnify Landlord against any claims for commission and expenses created by such claim by any other real estate broker or agent with whom the Tenant may have dealt or communicated.

60. ENVIRONMENTAL HAZARDS. The Tenant shall not store or dispose of any hazardous materials of any type in, on or about the Leased Premises, the Property, or adjacent thereto without Landlord's express written consent which may be withheld for any reason whatsoever in Landlord's sole and absolute discretion. Hazardous materials shall consist of those defined as such by any local, state or federal agency, or any other toxic, corrosive reactive or ignitable material. The Tenant shall document all hazardous waste disposal, if any, and keep the same on file for five (5) years and shall document the same by one of the following types of documentation: A hazardous waste manifest; a bill of lading from a bonded hazardous substance transporter showing shipment to a licensed hazardous waste facility; or a confirmation of receipt of

TENANT	LANDLORD
FR	

material from a recycler, a waste exchange operation or other permitted hazardous waste management facility. Tenant agrees not to generate hazard effluent. Tenant shall allow reasonable access to facilities for monitoring of the above by Landlord, Miami-Dade County, DERM and the Florida DER and any other applicable or controlling governmental agency to assure compliance with the above as well as any other conditions relating to the use of the subject property.

Tenant shall immediately notify Landlord in writing of any (a) spill, release, discharge or disposal of any Hazardous Materials as defined hereinabove in, on, upon, adjacent to or under the Leased Premises or any other part of the Property by Tenant or its subtenant or any of their respective agents, employees, licensees, invitees or contractors (a "Hazardous Material Event"), (b) enforcement, cleanup, removal or other governmental or regulatory action instituted, contemplated or threatened by reason of a Hazardous Material Event, (c) claim made or threatened against Tenant, the Leased Premises or any other part of the Property in any way relating to a Hazardous Material Event and (d) reports made to any environmental agency arising out of or in any way connected with a Hazardous Material Event, including complaints, notices, warnings, reports or asserted violations in connection therewith. Tenant also shall supply to Landlord, as promptly as possible, and in any event within five (5) business days after Tenant first receives or sends the same, copies of all claims, reports, complaints, notices, warnings or asserted violations relating in any way to Hazardous Materials upon, in, on, adjacent to or under the Leased Premises or any other part of the Property and/or the use of the same by Tenant or its subtenant or any of their respective agents, employees, licensees, invitees or contractors.

61. PARKING. During the Lease Term, Tenant shall have the right to use it pro-rata share, 2.6/1000 square feet, of parking spaces in the parking areas adjacent to the Property (the "Parking Lot") for parking by Tenant's employees, agents, customers, invitees and guests. Such parking shall be free of charge. If, at any time, Landlord reasonably determines that Tenant's use of the Parking Lot has exceeded the number of parking spaces allocated to Tenant, Landlord shall give Tenant written notice and Tenant shall, at Tenant's risk and at Tenant's expense, make arrangements for employee parking at a site located off the Property sufficient to reduce Tenant's use of the Parking Lot to the required ratio. Landlord may designate the area within which cars may be parked, Landlord may reserve spaces for specific purposes or Tenants, and Landlord may change any and all parking space designations from time to time. Landlord may make, modify and enforce rules and regulations relating to the parking of vehicles in the Parking Lot, and Tenant shall abide by such rules and regulations. Tenant recognizes that vandalism, theft and other crimes commonly occur in parking lots and that the costs required to prevent all such occurrences would be prohibitive. Accordingly, Tenant acknowledges and agrees that all persons using the parking facilities do so at their own risk and that neither Landlord nor any firm that may operate or provide security services to the Property nor any of their respective officers, employees or agents shall have any liability whatsoever for any damages, losses, or injuries to person or property of any kind sustained as a result of any occurrences on the Property, excepting those caused by acts of gross negligence or willful misconduct on the part of the respective party.

Tenant shall be entitled to <u>two parking spaces (note parking is currently not available) (1) Covered and one (1) Not Covered</u> parking spaces, The appropriate numbered car stop will be marked with the word "Reserved". Tenant will be responsible for policing and stickering its reserved spaces. Landlord reserves the right to reassign reserved spaces at any time for any reason with 30 days notice to Tenant.

62. INCREASED SECURITY: If at any time(s), in Landlord's sole and absolute discretion, Landlord determines that, as a result of Tenant's business operations at the Leased Premises or upon the Property, it is necessary to provide increased security for the Leased Premises and/or the Property, then Landlord may require Tenant to immediately employ such person(s), firms, devices, etc., as Landlord deems sufficient to effect such security, for any period of time that Landlord deems such need to exist, and upon request, Tenant shall employ such person(s), firms, devices, etc., and Tenant shall pay all costs in connection therewith, as and when due. Such person(s), firms, devices, etc., will be subject to Landlord's prior written approval in each instance. In the event Tenant fails to employ such person(s), firms, devices, etc., then Tenant shall be in default and Landlord may employ such person(s), firms, devices, etc. at Tenant's expense, which costs shall be deemed additional Rent. Nothing herein will impose on Landlord the obligation at any time to effect security measures for the Leased Premises and/or the Property.

TENANT	LANDLORD
FR	

63. SALE OR TRANSFER BY LANDLORD. In the event of a sale or conveyance by Landlord of the Property, the same shall operate to release Landlord from any future liability upon any of the covenants or conditions, expressed or implied, herein contained in favor of Tenant, and in such event Tenant agrees to look solely to the successor in interest of Landlord in and to this Lease for all responsibility. Tenant agrees to attorn to the purchaser or assignee in any such sale.

64. RADON GAS NOTIFICATION.

In compliance with Florida law, Landlord is required to provide the following notification:

"Radon Gas: Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

65. AMERICANS WITH DISABILITIES ACT OF 1990 (ADA). Tenant shall be responsible for and shall bear all costs and expenses associated with any and all alterations to the Leased Premises which may be required by the ADA of 1990 and amendments thereto (hereafter "ADA"). Tenant shall indemnify and hold Landlord harmless from and against any and all costs incurred arising from the failure of the Leased Premises or the Property to conform to the ADA, including, the cost of making alterations, renovation, or accommodations required by the ADA, or any governmental enforcement agency, or any court, any and all fines, civil penalties, and damages awarded against Landlord resulting from a violation or violations of the ADA, and all reasonable costs incurred in defending claims made under the ADA, including reasonable attorneys' fees, including but not limited to those incurred by Landlord for all negotiations, correspondence, communications, mediation, arbitration, administrative proceedings, pre-trial, trial and post-trial matters.

TENANT	LANDLORD
FR	

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first above written.

WITNESS AS TO TENANT:

ATTEST

TENANT:

NORTH BAY VILLAGE,
A FLORIDA MUNICIPAL CORPORATION

By:

Name: Frank Rollason
Village Manager

WITNESS AS TO LANDLORD:

1

2

LANDLORD:

CAUSEWAY TOWER, LLC,
A Florida Limited Liability Company

By

Print Name & Title: Frank Richman
Commercial property manager
Agent for Landlord

TENANT	LANDLORD
FR	

RULES AND REGULATIONS

1. Other than as set forth in the Lease or otherwise approved by Landlord, no sign, placard, picture, advertisement, name or notice shall be inscribed, displayed or printed or affixed on or to any part of the outside or inside of the Property without the written consent of Landlord. Landlord shall have the right to remove any such sign, placard, picture, advertisement, name or notice without notice to and at the expense of Tenant.

All approved signs or lettering on doors shall be printed, painted, affixed or inscribed at the expense of Tenant by a person approved by Landlord and in conjunction with all city and county code compliance.

Tenant shall not place anything or allow anything to be placed near the glass of any window, door, partition or wall which may appear unsightly from outside the Leased Premises; provided, however, that Landlord may furnish and install a Building standard window covering at all exterior windows. Tenant shall not without prior written consent of Landlord cause or otherwise unscreen any window.

2. The sidewalks, halls, passages, exits, entrances, elevators and stairways shall not be obstructed or used by them for any purposes other than for ingress and egress from their respective Leased Premises.

3. Tenant shall not alter any lock or install any new or additional locks or any bolts on any doors or windows of the Leased Premises. Landlord may at all times keep a pass key to the Leased Premises. All keys shall be returned to Landlord promptly upon termination of this Lease. **Tenant shall have the right to restrict access to certain areas for the protection of confidential information. However, Landlord shall be granted access to inspect entire premises during regular business hours with 24 hours advance written notice to Tenant, unless in the case of an emergency wherein no notice shall be required.**

4. The bathrooms, toilets, urinals, wash bowls and other apparatus shall not be used for any purpose other than that for which they were constructed and no foreign substance of any kind whatsoever shall be thrown therein and the expense of any breakage, stoppage, or damage resulting from the violation of this rule shall be borne by the Tenant who, or whose employees or invitees shall have caused it.

5. Tenant shall not overload the floor of the Leased Premises or in any way deface the Leased Premises or the Property.

6. No furniture, freight or equipment of any kind shall be brought into the Property without the prior notice to Landlord and all moving of the same into or out of the Property shall be done at such time and in such manner as Landlord shall designate. Landlord shall have the right to prescribe the weight, size and position of all safes and other heavy equipment brought into the Property and also the times and manner of moving the same in and out of the Property. Safes or other heavy objects shall, if considered necessary by Landlord, stand on supports of such thickness as is necessary to properly distribute the weight. Landlord will not be responsible for loss of or damage to any such safe or property from any cause and all damages done to the Property by moving or maintaining any such safe or other property shall be repaired at the expense of Tenant.

7. Tenant shall not use, keep or permit to be used or kept any foul or noxious gas or substance in the Leased Premises or the Property, or permit to suffer the Leased Premises or the Property to be occupied or used in a manner offensive or objectionable to the Landlord or other occupants of the Property by reason of noise, odors and/or vibrations, or interfere in any way with other Tenant's or those having business therein, nor shall any animals or birds be brought in or kept in or about the Leased Premises or the Property.

8. No cooking shall be done or permitted by any Tenant on the Leased Premises, nor shall the Leased Premises be used for storage of merchandise, for washing clothes, for lodging, or for any improper, objectionable or immoral purpose. **Notwithstanding the above, Tenant shall**

TENANT	LANDLORD
FR	

have the right to install vending machines and maintain a kitchen which may contain a microwave oven and coffee machines within the Leased Premises.

9. Tenant shall not use or keep in the Leased Premises or the Property any kerosene, gasoline or inflammable or combustible fluid or material, or use any method of heating or air conditioning other than that supplied by Landlord.

10. Landlord will direct electricians as to where and how telephone and telegraph wires are to be introduced. No boring or cutting for wires will be allowed without the consent of the Landlord. The location of telephones, call boxes and other office equipment affixed to the Leased Premises shall be subject to the approval of Landlord. **Tenant shall have the right to run computer and telephone wires to network its computer and telephone systems.**

11. On Saturdays, Sundays and legal holidays, and on other days between the hours of 5:30pm and 8:00am the following day, access to the Property, or to the halls, corridors, elevators or stairways in the Property, or to the Leased Premises may be refused unless the person seeking access is known to the person or employee of the Property in charge and has a pass or is properly identified. The Landlord shall in no case be liable for damages for any error with regard to the admission to or exclusion from the Property of any person. In case of invasion, riot, mob, public excitement, or other commotion, the Landlord reserves the right to prevent access to the Property during the continuance of the same by closing of the doors or otherwise, for the safety of the Tenant's and protection of property in the Property and the Property itself. **Notwithstanding the above, Tenant shall have the right of access and use of their Leased Premises 24 hours per day and 7 days per week.**

12. Landlord reserves the right to exclude or expel from the Property any person who, in the judgment of Landlord, is intoxicated or under the influence of liquor or drugs, or who shall in any manner do any act in violation of any of the rules and regulations of the Property.

13. No vending machine or machines of any description shall be installed, maintained or operated upon the Leased Premises without the written consent of the Landlord. **Tenant shall have the right to install vending machines within their Leased Premises without prior approval from Landlord.**

14. Landlord shall have the right, exercisable without notice and without liability to Tenant, to change the name, street address, and/or suite number of the Property and/or the Leased Premises.

15. Tenant shall not disturb, solicit, or canvas any occupant of the Property and shall cooperate to prevent same.

16. Without the written consent of Landlord, Tenant shall not use the name of the Property in connection with or in promoting or advertising the business of Tenant except as Tenant's address.

17. Landlord shall have the right to control and operate the public portions of the Property, and the public facilities, and heating and air conditioning, as well as facilities furnished for the common use of the Tenant(s), in such manner as it deems best for the benefit of the Tenant(s) generally.

18. All entrances doors in the Leased Premises shall be left locked when the Leased Premises are not in use, and all doors opening to public corridors shall be kept closed except for normal ingress and egress from the Leased Premises.

19. Landlord will maintain an alphabetical Directory Board on the ground floor lobby of the Property containing one name for each Tenant. Additional listings will be limited to only those required by law **or as otherwise set forth in the Lease.**

20. Tenant, its officers, agents, servants and employees shall, before leaving Leased Premises unattended, close and lock all doors and shut off all utilities; damage resulting from failure

TENANT	LANDLORD
FR	

to do so shall be paid by Tenant. Each Tenant, before the closing of the day and leaving the said Leased Premises shall see that all blinds and/or draperies are pulled and drawn, and shall see that all doors are locked.

21. All contractors and/or technicians performing work for Tenant within the Leased Premises or the Property shall be referred to Landlord for approval before performing such work. This shall apply to all work including, but not limited to, installation of telephones, telegraph equipment, electrical devices and attachments, and all installations affecting floors, walls, windows, doors, ceilings, equipment or any other physical feature of the Property or the Leased Premises. None of this work shall be done by Tenant without Landlord's prior written consent.

22. Except in an emergency, neither Tenant nor any officer, agent, employee, servant, patron, customer, visitor, licensee or invitee of any Tenant shall go upon the roof of the Property without the written consent of Landlord.

23. Tenant is cautioned in purchasing furniture and equipment that the size is limited to such as can be placed on the elevator and will pass through the doors of the Leased Premises. Large pieces should be made in parts and set up in the Leased Premises. Landlord reserves the right to refuse to allow to be placed in the Property any furniture or equipment of any description which do not comply with the above conditions.

24. If the Leased Premises become infested with vermin, Tenant, at its sole cost and expense shall cause its Leased Premises and any other affected areas to be exterminated from time to time, to the satisfaction of Landlord and shall employ exterminators that are approved by the Landlord.

25. Per the Florida Clean Indoor Air Act smoking is strictly prohibited in public buildings. This building is designated as a NO SMOKING Building. Smoking is prohibited anywhere inside the building.

26. All locks installed within the Leased Premises including exterior door locks that lead to the common area hallways must be Schlage locks and must be keyed to the building master. **Notwithstanding the above, Tenant shall have the right to have certain areas which are not keyed to the building master to protect confidential files.**

TENANT	LANDLORD
FR	

ITEM NO. 11.C

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, ESTABLISHING A CHIEF RESILIENCE OFFICER POSITION; AMENDING THE BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON**

RECOMMENDATION

It is recommended that the Village Commission approve the request to create a Chief Resilience Officer Position.

BACKGROUND AND ANALYSIS

The proposed resolution seeks the Village Commission's consideration and approval to create a Chief Resilience Officer position for North Bay Village. Given the numerous civil engineering projects currently under design, it is crucial to have a Village employee overseeing these projects not only from an engineering standpoint but also to ensure the integration of the latest green, sustainable, and resilient technologies.

It's clear that addressing our flooding issues requires various methods to effectively manage stormwater. However, as the "Heart of the Bay," any solution we implement will inevitably impact the bay, so it is essential to minimize these effects by using the most advanced technologies available. Additionally, we must consider the current state of our potable water and wastewater infrastructure. It would be inefficient, both operationally and fiscally, to construct new stormwater systems without addressing the condition of these existing systems simultaneously.

It is suggested to adopt a "Big Dig" approach: design all three systems—stormwater, potable water, and wastewater—separately, but only dig once to construct them.

Currently, we have multiple consultants working on stormwater and related roadwork, but

there are no consultants focused on potable water or wastewater systems. Furthermore, no one is coordinating the ongoing stormwater efforts or ensuring that the latest environmental technologies are being applied. As you know, we recently released a consultant due to underperformance in managing these projects.

On March 31st, our new Capital Improvement Projects Manager, Mr. Roger Hogg, joined the Village. While he brings valuable engineering experience and a background in sustainability, his expertise is not equivalent to that of a Chief Resilience Officer. Keep in mind that the CIP team also oversees two major vertical projects: the Village Hall Complex and the upcoming Community Center, along with ongoing projects such as the entry signage, kayak launch, FDOT sidewalks, and Island Walk.

It is a vision to have the Chief Resilience Officer as a Civil Engineer with significant expertise in sustainability, dedicated primarily to overseeing all civil infrastructure projects currently in design, as well as future projects to address potable water and wastewater systems. These responsibilities alone constitute a full-time role. As the Village prepares for the future, it is vital that our infrastructure is resilient enough to meet upcoming challenges.

Therefore, it is recommended that the Village Commission approve the request to establish this position.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

90% Reserves #440-00-389-3890 Appropriation of Fund Balance (Stormwater Fund) * 10% from FY/25 Budget General Fund Salary Savings/FYâ€™26 Budgeted Line Item - Annual Salary $140,000

PERSONNEL IMPACT

Chief Resilience Officer

ATTACHMENTS

Resolution Approving Chief Resilience Officer.DOCX
Budget_Amendment_CHIEF_RESILIENCE_OFFICER.pdf

RESOLUTION NO. 2025- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, ESTABLISHING A CHIEF RESILIENCE OFFICER POSITION; AMENDING THE BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 4.01 of the North Bay Village (the "Village") Charter provides that the Village Manager shall be the chief administrative officer of the Village and that, among other things, the Village Manager's powers and duties include appointing Village employees and directing and supervising the administration of all departments, offices and agencies of the Village, except as otherwise provided by the Charter or by law; and

WHEREAS, the Village is currently undertaking numerous civil engineering projects which require a full-time staff person to manage existing and future needs; and

WHEREAS, the Village Manager recommends establishing a Chief Resilience Officer position who is a civil engineer with expertise in sustainability, dedicated primarily to overseeing all civil infrastructure projects currently in design, as well as future projects to address potable water and wastewater systems, and ensuring that projects integrate sustainable, green, and resilient technologies; and

WHEREAS, the Village Commission desires to approve the establishment of a Chief Resilience Officer position to enhance the Village's operations consistent with the staff memorandum accompanying this Resolution; and

WHEREAS, on September 24, 2024, the Village Commission adopted Resolution No. 2024-089 approving the budget for fiscal year 2024-2025 (the "Budget"); and

WHEREAS, pursuant to Section 166.241, Florida Statutes, the Village Commission may amend a budget at any time within a fiscal year; and

WHEREAS, pursuant to Section 35.21 of the Village Code of Ordinances and Florida Law, the Village Commission desires to amend the Budget consistent with the staff memorandum accompanying this Resolution by authorizing the line-item transfers as further provided in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval. That the Village Commission hereby approves Village's Manager's recommendation to establish a Chief Resilience Officer position to enhance the Village's operations consistent with the staff memorandum accompanying this Resolution.

Section 3. Amending Budget. That the Village Commission hereby approves an amendment to the Budget by authorizing the line-item transfers as further provided in Exhibit "A" attached hereto and incorporated herein.

Section 4. Implementation. That the Village Manager, Village Clerk, and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 5. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Doris Acosta	_____
Commissioner Richard Chervony	_____
Commissioner Andy Rotondaro	_____

PASSED AND ADOPTED on this ___ day of April, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

Budget Amendment Form

Department	Date
UTILITY ADMINISTRATION	4/15/2025
Fund(s) to be changed:	**UTILITY ADMINISTRATION**

GL Account	GL Line Item	Transfer to:	Transfer from:
440.36.538.1200	SALARIES & BENEFITS	$ 180,000.00	
440.00.389.3890	APPROPRIATION OF FUND BALANCE		$ 180,000.00
TOTAL (Columns must be equal)		**$ 180,000.00**	**$ 180,000.00**

Description:

BUDGET AMENDMENT TO APPROPRIATE FUNDS FOR THE NEW POSITION OF CHIEF RESILIENCE OFFICER. SALARY $140,000 PLUS FRINGE BENEFITS.

Department Director: _____ **Date:** _____

Chief Financial Officer: _____ **Date:** _____

Village Manager: _____ **Date:** _____

ITEM NO. 11.D

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH CHIN DIESEL, INC. FOR GALLEON STREET DEMOLITION AND REMOVAL SERVICES IN AN AMOUNT NOT TO EXCEED $41,375; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER FRANK ROLLASON**

RECOMMENDATION

It is recommended that the Village Commission award the contract for demolition services to Chin Diesel Inc. in the amount of $41,375.00

BACKGROUND AND ANALYSIS

The proposed resolution seeks the Village Commission's consideration and approval to award a contract for the demolition of a specific site area located at 1841-51 Galleon Street (the new Community Center location) to Chin Diesel, Inc. in the amount of $41,375. The demolition is in preparation for anticipated new construction work.

On December 12, 2023, the Village Commission approved the site plan for the development of both the Galleon Street property and the Treasure Island Elementary School (TIES) property. Subsequently, the Commission entered into a Development Agreement and a Construction Management Agreement with Project Football, LLC for the development of the Community Center.

The project will include the following:

Galleon Street:

A state-of-the-art Community Center facility with over 10,000 gross square feet of space, featuring six multi-use courts (including 4 paddle courts and 2 pickleball courts).

TIES Property Improvement:

One (1) synthetic turf soccer field for 11v11 play, designed and built to professional soccer

standards.
Four (4) synthetic turf Soccer Fields for 5v5 play.
Lighting for the Soccer Fields

The proposed contract from Chin Diesel, Inc. covers all site demolition activities except for the DERM-required Soil Maintenance Plan (SMP). As with the demolition of the old Public Works Building, the costs associated with complying with the DERM-approved SMP will be determined once the work for this portion of the demolition is completed. This will involve soil removal, on-site encapsulation, transportation to a certified hazardous material storage site, and the replacement of a required buffering soil layer. These additional costs will be separate from the proposal cost, similar to what occurred with the previous demolition project.

The Village obtained two quotes from different contractors for the demolition services, one of which was from DMSI, totaling $790,000, and it also did not include the SMP-related work.

It is recommended that the Village Commission award the contract to Chin Diesel, Inc. for demolition services in the amount of $ 41,375.00

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
$41,375 Budgeted under acct#326-61-572-6200 Parks Improvement

PERSONNEL IMPACT
None

ATTACHMENTS
Resolution - Chin Diesel for Demolition Srvs. -Galleon Street.DOCX
Exhibit A- Chin Diesel Proposal-NBV - Galleon Street (mm).pdf
DMCS.pdf

RESOLUTION NO. 2025- _____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH CHIN DIESEL, INC. FOR GALLEON STREET DEMOLITION AND REMOVAL SERVICES IN AN AMOUNT NOT TO EXCEED $41,375; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") is in the process of redeveloping Village-owned property located at 1841-1851 Galleon Street (the "Property"); and

WHEREAS, the Village is in need of demolition and removal services at the Property (the "Services"); and

WHEREAS, the Village solicited and received two proposals for the Services; and

WHEREAS, Chin Diesel, Inc. (the "Contractor") provided the lowest most responsive proposal in the amount of $41,375 attached hereto as Exhibit "A" (the "Proposal"); and

WHEREAS, the Village Manager recommends that the Village waive competitive bidding as it is not in the best interest of the Village to competitively bid the Services; and

WHEREAS, Section 36.25(L) of the Village Code provides that the Village Commission may award a contract without sealed bidding upon a finding that the process of competitive bidding and competitive proposals is not in the best interest of the Village; and

WHEREAS, the Village Commission finds that the process of competitive bidding and proposals for the Services is not in the best interest of the Village;

WHEREAS, pursuant to Section 36.25(L) of the Village Code, the Village Commission finds that it is in the Village's best interest to authorize the Village Manager to negotiate and execute an agreement with the Contractor, consistent with the Proposal attached hereto as Exhibit "A" in an amount not to exceed $41,375, subject to approval by the Village Attorney as to form, content, and legal sufficiency; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION

OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Authorization. That the Village Commission hereby authorizes the Village Manager to negotiate and execute an agreement with the Contractor consistent with the Proposal attached hereto as Exhibit "A" in an amount not to exceed $41,375, subject to approval by the Village Attorney as to form, content, and legal sufficiency.

Section 3. Implementation. That the Village Manager and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Doris Acosta	_____
Commissioner Richard Chervony	_____
Commissioner Andy Rotondaro	_____

PASSED AND ADOPTED on this ___ day of April, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

1820 NE 144th Street
North Miami, Florida 33024
Phone: (786) 229-3336 ✶ Fax: (305) 949-1328
www.chindiesel.com

PROPOSAL

DATE: March 27, 2025

Town of North Bay Village
Attn: Carlos Llamas
1666 Kennedy Causeway Suite 300
North Bay Village, FL 33141

PROJECT: Galleon Street Town Parking lot and Site Clearing
1841 Galleon Street North Bay Village, FL 33141

In accordance with your request for bid that we received by phone conversation and email correspondence, **Chin Diesel, Inc.** is pleased to offer our professional services for demolition and removal services.

Chin Diesel, Inc. has adequate resources and industry connections to provide prompt, timely, consistent demolition services at reasonable and highly competitive prices. We maintain active affiliations with the aggregate and material supply industry as well as with engineering firms and material testing laboratories to ensure a quality product that complies with project specifications. **Chin Diesel, Inc.** is a Miami Dade and Broward County, FL CDSBE/SBE/CBE/DBE Certified Firm, maintains current Miami –Dade, Broward County and City Local Business Tax Receipts and is fully licensed and insured.

CHIN DIESEL, INC., will provide all necessary labor, equipment, materials and supervision to complete the following scopes of work.

SCOPES OF WORK:

Demolition and disposal:

- Removal of existing asphalt parking lot including removal of the existing stormwater drain structure under the asphalt paved area.
- Removal of existing concrete curbs and walkways.
- Removal of existing trees and vegetation.
- Removal of existing trash and debris.
- Removal of existing gas fuel pumps and accessories.
- Dust control with on site client supplied water.
- Does not include hazardous material disposal fees (DERM SMP REQUIRED)

DEMOLITION TOTAL $41,375.00

CHIN DIESEL INC.
1820 NE 144th Street
North Miami, Florida 33024
Phone: (786) 229-3336 ✶ Fax: (305) 949-1328
www.chindiesel.com

- 1) All items removed by Chin Diesel, Inc. including the proceeds, if any, shall become property of Chin Diesel, Inc. These items include, but are not limited to the following: aluminum, copper, electrical panels, A/C units, furniture, anything of value, etc. Any items needed to be salvaged by Owner or GC is to be removed prior to requesting a proposal for demolition or we must be informed of future plans of items to be removed. Chin Diesel, Inc. will not take responsibility for any damages that may occur to salvageable items once work has commenced.

- 2) Removal & disposal of tires, any rubber material, drums filled with liquids, hazardous material or any other pre- existing conditions that are not associated with the project building will NOT be Chin Diesel, Inc's responsibility.

- 3) Chin Diesel, Inc. will not be held responsible for any open fines, violations, or fees from existing owner or present owner of said property.

- 4) This agreement entitles Chin Diesel, Inc. to place a sign at the jobsite

- 5) Unless otherwise provided in the Agreement, Owner will pay for services and reimburse Chin Diesel, Inc. for previously approved expenses within thirty (30) days. Any invoice not paid within 30 days shall be deemed past due and subject to interest or late payment. If payment must be affected by engaging a third party, the costs resulting there from shall be charged to the Owner.

- 6) Not Responsible for water damages or any removal of bees, or pests. Including any associated damages due to removal. Fees and removal will be responsibility of owner.

- 7) Temporary Fencing may be required to be installed in order to pass final building inspection within some cities. If it is required by the city, but excluded on our contract, owner/GC will be held responsible in acquiring all cost to install the temporary fence, and may or may NOT be required to be concrete set in drilled holes.

- 8) If any sums due are collected by suit or demand of any attorney or collection agency then the undersigned agrees to pay all costs: notice to owners, letters, calls, liens, etc. at an annual interest rate of 18% or 1.5% per month including reasonable attorney fees

CHIN DIESEL INC.
1820 NE 144th Street
North Miami, Florida 33024
Phone: (786) 229-3336 ✶ Fax: (305) 949-1328
www.chindiesel.com

- 9) Federal law requires contractors to test for lead on all homes, schools and childcare facilities built before 1978. If positive for lead a change order will be issue for the removal of the lead. For more information about the health effects of exposure to lead and the regulations please visit epa.gov/lead

- 10) Any existing violations or fines from unsafe structure, code enforcement, or any other municipal department, or unpaid utilities must be paid and resolved by owner within ten (10) days of being notified so that it does not interfere with the final inspection of our permit. Any work that is not included in our scope of work which is done to comply with inspector's request to finalizing permit will be charged to owner/GC and such cost must be paid within ten (10) of receiving invoice.

- 11) After Demolition has been completed if there is any waterproofing (Stucco, painting reroofing) required to adjacent structures Chin Diesel, Inc. will not be responsible to do such work or any costs associated with water proofing. All of this required work to be done by the owner / agent of the company who has Contracted Chin Diesel, Inc. To conduct the demolition work. Owner / agent will be responsible to defend Chin Diesel, Inc. and pay all legal fees associated to this claim.

- 12) **UNFORSEEN CONDITIONS:** If in the performance of **CHIN DIESEL, INC**. discovers latent, concealed, or subsurface physical conditions which differ materially from those indicated in the contract documents or unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist, and not generally recognized as inherent in the kind of work provided for in this Agreement, the contract amount and/ or the progress schedule shall be equitably adjusted by a

- 13)Change Order within a reasonable time after the conditions are observed There will be an additional cost for this unforeseen condition.

- 14) In no event shall the contractor be liable for any loss, expense or claim relating to damage or injury to any person or property, which occurred prior to the contract start date or which results from an event which occurred or a condition or state of fact which existed prior to the start date of this contract (including but not limited to the presence of asbestos and lead based paints in the owners facility or the release thereof into the environment), if such event or condition is not caused or made substantially worse by the contractor.

CHIN DIESEL INC.
1820 NE 144th Street
North Miami, Florida 33024
Phone: (786) 229-3336 ✶ Fax: (305) 949-1328
www.chindiesel.com

In no event shall the contractor be liable for any loss, expense or claim relating to damage or injury to any person or property, which occurred prior to the contract start date or which results from an event which occurred or a condition or state of fact which existed prior to the start date of this contract (including but not limited to the presence of asbestos and lead based paints in the owners facility or the release thereof into the environment), if such event or condition is not caused or made substantially worse by the contractor.

Thank You for the opportunity to submit this proposal. Should you require any additional information, or have any questions, please feel free to contact the undersigned at any time.

Sincerely Yours,

Michael A. Major
Project Manager

PROPOSAL VALID FOR 30 DAYS. **PAYMENT TERMS: 25% Deposit Balance Due on completion**

AGREED AND ACCEPTED BY:

Signed _____ Title: _____

Name: _____ Date: _____

Frank Rollason

From: Devin Tizon <Dtizon@dmsi.co>
Sent: Wednesday, March 26, 2025 1:59 PM
To: Frank Rollason
Subject: RE: [ALERT External Email] AFA REMEDIATION PROPOSAL

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Frank as per our conversation, if I was to act as if I never got that SMP and went and graded that site down and all material was not contaminated, and I remove the portion which is part of the lift station change order, I will come out with a price of $790,000.00. This is predicated on cutting the site down, hauling off clean uncontaminated material, and not bringing in a 2' cap of clean fill.

Best, DT.

Project Manager
(786)-284-2268
2601 Wiles Road
Pompano Beach, FL 33073

DMSI DAVID MANCINI & SONS, INC.

From: Frank Rollason <VillageManager@nbvillage.com>
Sent: Wednesday, March 26, 2025 1:28 PM
To: Devin Tizon <Dtizon@dmsi.co>
Subject: FW: AFA REMEDIATION PROPOSAL

Devin, your proposal is way higher than another one we received. I need you to take out the figures for your loss of time, re-mobilization, etc. and resubmit for just the demolition work in the middle section. Also, on your already contracted demo of the pump station you will need to submit a change order for the soil remediation if that is not already in your existing contract, Frank.

From: Devin Tizon <Dtizon@dmsi.co>
Sent: Wednesday, March 26, 2025 12:03 PM
To: Frank Rollason <VillageManager@nbvillage.com>; Carlos Llamas <cllamas@nbvillage.com>
Cc: Ryan Kaltz <rkaltz@dmsi.co>
Subject: [ALERT External Email] AFA REMEDIATION PROPOSAL

Good afternoon Frank please see attached proposal for the remediation of the entire galleon st site, please take a look and let me know what you think. Thanks.

Best, DT.

DAVID MANCINI
& SONS, INC.

03/26/25

Att: **FRANK ROLLANSON**
NORTH BAY VILLAGE
1666 KENNEDY CAUSEWAY STE 300
305-756-7171

Re: AFA GALLEON REMEDIATION

Scope of Work: We are proceeding with the remediation plan that includes the placement of 2 feet of clean fill over the entire site (AS PER SMP DATED 02/2025 PREPARED BY KIMLEY HORN). The site will be graded to a finished elevation of +5.50 NGVD as per Gustavo Bolado's email on 01/31/2025. This proposal is based on the assumption that the proposed elevation and the existing spot elevations provided align within the same vertical datum.

Project Inclusions:

- Grading the entire site to a +5.50 NGVD elevation.
- Placement of 2 feet of clean fill across the entire site.
- Demolition of the following:
    - Three (3) catch basins and associated drainage lines.
    - All trees present on-site.
    - Existing asphalt and curbing.
    - Tanks and appurtenances (if any are present).

Exclusions: This proposal does not include the following:

- Bonding or additional insurance requirements.
- Permitting or permitting fees.

- Dust monitoring.
- Groundwater monitoring.
- Any other items not explicitly stated in this proposal.

Additional Cost Considerations: If unforeseen utilities require demolition or relocation, additional costs will be incurred.

Project Price: The total cost for this scope of work is ***$2,500,000.00***

Please review and confirm the acceptance of this proposal to proceed with the remediation plan accordingly.

Sincerely,

DEVIN TIZON
Project Manager
David Mancini & Sons, Inc.
2601 Wiles Road, Pompano Beach, Florida 33073
786-284-2268 Mobile | www.dmsi.co | @dmsi

ITEM NO. 13.A

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY: N/A

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF IN ONE HUNDRED PERCENT (100%) OF THE PLANTABLE AREA OF THE FRONT YARD, WHERE THE ULDC RESTRICTS INSTALLATION TO NO MORE THAN TWENTY PERCENT (20%) OF THE FRONT YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)**

RECOMMENDATION

Suggested Action: The Planning and Zoning Board recommended to the Village Commission denial of the variance request.

Should the Commission find in favor of approving the variance, it is recommended that the approval be subject to the conditions presented by Staff. (Note: Because the Board vote was unanimous, approval by the Commission shall require a 4/5 favorable vote to comply with the requirement of Sec. 4.9.B.3.)

BACKGROUND AND ANALYSIS

See attached Staff Report and related attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT
N/A

ATTACHMENTS
VAR 2025-01_1460 S. Tr. Dr Staff Report (Synthetic Turf Variance).pdf
Attachment_1_Variance Application Form 1460 S Treasure Drive.pdf
Attachment 2_Medical (rationale for variance request).png
Attachment 3_Proof of Mailed Notice (A. Marlowe).PDF
Attachment 4 Ordinance No. 2025-004 - Sec. 9.22 Synthetic Turf.pdf
Attachment_5_Reso_1460 S Tr. Dr.Synthetic turf variance).docx
04.09.2025- MDC Legal Ads 03.27.2025 Proof.pdf
04.15.2025 - Public Notice - MDC Legal Ads 04.02.2025.pdf

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **April 15, 2025**

To: **Village Commission**

From: **Silvia E. Vargas, FAICP, Village Planner**

Case: **VAR2025-01**

Subject: **Request for Variance to cover 100% of the plantable area in the front yard of 1460 S Treasure Drive**

---

1. General Information

Owner/Applicant:	Anthony Marlowe
Applicant Address:	1460 S Treasure Dr
Site Address:	1460 S Treasure Dr
Site Acreage	0.21 Acres (9,000 sf)
Folio Number	23-3209-009-0270
Contact Person/Owner Representative:	Property owner
Phone Number:	319.621.8007
E-mail Address	marlowe@mci.world

2. Legal Description of Subject Property

TREASURE ISLAND PB 50-67 LOT 28 BLK 1 LOT SIZE 60.000 X 150 CF 73R-163343

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Single Family Residential

Zoning District	RS-2 Single Family Residential
Existing Land Use	Single Family Residential

4. Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	Single Family Residential
	Zoning District	RS-2 Single Family Residential
	Existing Land Use	Single Family Residential
East	Future Land Use	Single Family Residential
	Zoning District	RS-2 Single Family Residential
	Existing Land Use	Single Family Residential
South	Future Land Use	N/A
	Zoning District	N/A
	Existing Land Use	Biscayne Bay
West	Future Land Use	Single Family Residential
	Zoning District	RS-2 Single Family Residential
	Existing Land Use	Single Family Residential

5. Background

This single-family residential property located on Treasure Island has a land area of 9,000 square feet based on the Property Appraiser record. The home on this lot was built in 2016 and has a living area of 6,816 square feet.

On December 26, 2023, the property owner was cited for having installed synthetic turf on the property without the benefit of a permit. The synthetic turf replaced all previously existing areas of grass lawn on the site. The property owner was advised that not only is a permit required for the installation of synthetic turf pursuant to Sec. 9.22 of the North Bay Village ULDC, but also that the ULDC (at the time) limited the area allowable for synthetic turf on a property to twenty percent (20%) of the plantable area of any yard. Therefore, to maintain the 100% synthetic turf coverage on the lot, the granting of a variance would be necessary prior to obtaining a permit.

While the property owner submitted a permit application on April 15, 2024 (BLDR-000175-2024), without an approved variance allowing for favorable consideration of this application, the code violation has remained outstanding. The property owner has appeared before the Special Magistrate. The property is accruing fines since April 18, 2024.

On February 19, 2025, the Village accepted an application from property owner Anthony Marlowe requesting a variance to the maximum permitted synthetic turf coverage on his property, due to severe allergies to natural grass, and to the minimum required pile height.

While the property owner was guided by Staff regarding the sequence of necessary steps to relieve the violation, he may have held off on pursuing the variance pending the outcome of a Village process to amend the synthetic turf regulations contained in Sec. 9.22 of the ULDC, which began in October of 2024 and concluded on March 18, 2025, with the adoption of the amendment by the Village Commission.

The amendment allows a significant increase in the amount of synthetic turf allowed in the side and rear yards of a property, rendering the need for certain portions of the variance request unnecessary, it also prohibits any synthetic turf within the front yard area, except in conjunction with a concrete slab driveway (i.e., used in the joints). This is a change that was recommended by the Planning and Zoning Board and endorsed by the Village Commission. This means that the property owner still needs approval of a variance to keep full coverage of the plantable area within the front yard.

6. Description of Applicant's Request

The applicant requested approval of a variance to the following prior requirements of Sec. 9.22 of the Unified Land Development Code (ULDC): a) to increase the maximum coverage of synthetic turf to 100% of the plantable area of any yard, where the maximum coverage was previously restricted to 20% of the plantable area of any yard; and b) to use a pile height of 1.5 inches, where a minimum of 1.75 inches was previously required. The adoption of the synthetic turf amendments on March 18, 2025 resulted in a reduction of the scope of the request to allowing 100% of the plantable area of the front yard.

Sec. 7.3 of the ULDC establishes the process for an applicant to seek approval for a hardship-based variance. As a hardship, the applicant states he suffers from a severe allergic reaction to natural grass allergy, including sneezing, congestion, and skin irritation. The applicant asserts that synthetic turf offers critical relief to this medical condition by preventing exposure to grass pollen on his property.

7. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

This application can be judged to be consistent with certain aspects of the Livability pillar of the NBV100 Master Plan Vision, although focused on the livability and sense of community attachment of an individual.

Staff also finds that the proposed variance would improve the social welfare of this resident. The standards for installation of synthetic turf will, through the permitting process, guarantee compliance with the ULDC requirements to promote proper stormwater management. In addition, with the recent adoption of the updated synthetic turf amendments, Mr. Marlowe's property is now only at variance for the front yard, while the other aspects of his request, including the pile height,

have become consistent with the new provisions. Compliance with the new installation and maintenance requirements, in addition to a proper permit, is required.

8. Compliance with Variance Criteria

The proposed variance to maximize synthetic turf coverage in all plantable yard areas is being requested in accordance with the provision of Sec. 7.3 of the ULDC. The proposed deviation is from the requirements of Sec. 9.24, which establishes a maximum coverage of 20% of all plantable yard areas.

Pursuant to Sec. 7.3.C, for the Planning and Zoning Board to recommend approval of a hardship variance, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. *There are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.*

Applicant's Remark: As explained above, I have a severe allergy to natural grass which is exacerbated by the Village's restriction on the amount of synthetic turf that I can install within the plantable areas of my front, rear, and side yards. I have consulted with medical professionals who have recommended minimizing my contact with natural grass for the benefit of my health. Further, my property is distinct from others within the same zoning district due to its high risk of being affected by King Tide impacts. Unlike yards in my zoning district which are not in areas more vulnerable to flooding, my property is highly impacted by the soil erosion and plant damage that can occur during these extreme tidal events. As such, the installation of synthetic turf with a pile height of 1.5 inches is a suitable and sustainable option for my location, distinct from other homes in my same zoning district.

Staff Evaluation: The applicant's request is not due to a special circumstance or condition peculiar to the *land*, *structure*, or *building* involved, per the wording of this criterion. However, it is due to a special medical condition not known to affect other property owners in the same zoning district. The applicant has provided a medical note to support the assertion of a severe allergy. Additionally, while the applicant's property may be vulnerable to King Tide impacts, this is a condition that also impacts numerous other properties on Treasure Island located within the same RS-2 zoning.

2. *The special circumstances and conditions were not self-created by any person having an interest in the property*

Applicant's Remark: My medical condition is a documented, ongoing health issue beyond my control, and the natural topography and location of my property, which makes it vulnerable to King Tides, is a pre-existing feature of the land. These factors are inherent to my situation and were not influenced by any actions on my part or the part of any other person with an interest in the property.

Staff Evaluation: Staff accepts that the applicant's medical condition is beyond his control and not self-created by any person having an interest in the property. The applicant has submitted a note from the applicant's physician to support the claim of a severe allergy.

3. *Strict application of the provision of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.*

Applicant's Remark: Without my ability to install synthetic turf across my entire plantable yard area, I am unable to safely and comfortably use my outdoor space, limiting my ability to meet basic landscaping requirements and enjoy my property like other homeowners. Therefore, strict application of the synthetic turf ordinance imposes an undue burden, making it difficult for me to make reasonable and practical use of my land.

Staff Evaluation: Staff accepts that the applicant's allergies, if as severe as reported, would deprive him of the reasonable use of his yard. At the same time, Staff would proffer that grass and synthetic turf are not the only lawn cover alternatives to grass. Ornamental grasses, clover, perennial peanut, creeping thyme, sunshine mimosa, frogfruit, and groundcovers are options that produce minimal to no pollen and do not require mowing and could minimize the need for a variance while potentially allowing the applicant the reasonable use of his property.

4. *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.*

Applicant's Remark: I am only requesting a hardship variance from the ordinance's allowable amount of turf provision and turf height provision, which currently established that synthetic turf shall not exceed more than 20 percent of the plantable area of a yard and establishes a minimum height of 1.75 inches. The minimum height provision requires the installation of synthetic turf that is at a higher risk of breakage than a height of 1.5 inches and, thus, will post the risk of additional microplastic pollution over time. As such, my land will not be subject to all other existing landscaping and design standards, including those relevant to the installation and maintenance of synthetic turf. Further, synthetic turf serves a similar functional and aesthetic purpose to natural grass such that installing synthetic turf across my entire plantable yard area would allow me to maintain my property in a way that mirrors the appearance and function of natural grass, ensuring my yard remains consistent with the neighborhood's character.

Staff Evaluation: While the granting of a variance on the basis *not* of the special conditions or circumstances of *the land, the structure or the building* would be a deviation from the specifics of variance criterion 1, Staff accepts that a documented medical condition can constitute a hardship. The hardship-based variance process is available to all property owners. Therefore, provided that the variance meets the criteria established in the ULDC, the granting of the variance would not confer on the applicant any special privilege that is denied by the ULDC to other properties and/or property owners in the same zoning district.

Regarding the applicant's pile height comments, the basis for this request is, principally, that synthetic turf to this specification is already installed on the applicant's property without the

benefit of proper permit. Nevertheless, Staff acknowledges that the recently approved amendment of the Village's synthetic turf regulations includes a decrease to the allowed pile height (from a minimum of 1.75 inches and a maximum of 2 inches, to a maximum of 1.5 inches). This change makes the applicant's request consistent with the proposed code change and renders the need for a variance from this requirement unnecessary.

5. *The Variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.*

Applicant's Remark: Allowing the installation of synthetic turf across 100 percent of the plantable area of my front, side, and rear yards below the minimum height of 1.75 inches is the minimum variance necessary to make reasonable use of my land because it provides the only practical solution to my severe grass allergies. Partial installation or limiting synthetic turf to specific areas would still expose me to natural grass, which would continue to compromise my health.

Staff Evaluation: Staff accepts that granting the requested variance for 100% synthetic turf coverage will make the applicant's use of his property reasonable relative to the applicant's medical condition. At the same time, alternatives such as ornamental grasses, clover, perennial peanut, creeping thyme, sunshine mimosa, frogfruit, and groundcovers are options that produce minimal to no pollen and do not require mowing, and could minimize the extent to which a variance is needed, while allowing reasonable use of the property.

6. *Granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Applicant's Remark: High-quality synthetic turf with a lower plastic content due to shortened height is designed to resemble natural grass and reduce pollution risk over time and will ensure my yard remains attractive and consistent with the neighborhood's appearance. In addition to the allergy relief benefits of synthetic turf, it also has numerous environmental benefits, including reducing water usage and excess water waste and eliminating the need for harsh chemicals like pesticides and herbicide. Synthetic turf is also generally more resilient to flooding than natural grass because it does not deteriorate or lose its structural integrity when exposed to water which is significant in my case because my property is subject to King Tides. Thus, granting the variance will not harm the public welfare or neighboring properties and will also preserve the aesthetic and functional standards of the Village.

Staff Evaluation: Staff accepts that granting of the variance would not be injurious to the neighborhood or otherwise detrimental to the public welfare. However, a lot with a visible front yard covered 100% with synthetic turf could look noticeably different from, and may therefore be disharmonious with, its neighbors.

7. *The variance request is not based exclusively upon a desire to reduce the cost of development.*

Applicant's Remark: My variance request is based on addressing a specific medical need related to my severe allergies to natural grass. Installing synthetic turf with a height of 1.5 inches across my entire plantable yard area is the only viable solution that allows me to safely use and enjoy my outdoor space, making this hardship variance a necessary accommodation rather than a cost-saving measure.

Staff Evaluation: Staff accepts that the variance request is not based upon a desire to reduce the cost of development.

9. Recommendation

The request is based on a medical condition which represents a personal hardship for the applicant but does not fully respond to the legal hardship criteria of the ULDC.

Staff found that not every criterion is met, as required by Sec. 7.3 of the code. However, Staff also acknowledged that the Village amended the synthetic turf regulations to an extent that, were the variance been submitted under the new rules, the scope of the request would be substantially reduced.

10. Planning and Zoning Board Recommendation

At a meeting held on April 9th, 2025, the Planning and Zoning Board voted unanimously to recommend **denial** of the variance to the Commission. (The Board discussed supporting that the Special Magistrate reduce outstanding fines upon restoration of the property to a condition of compliance.)

Should the Commission vote in favor of approving the variance, it is recommended that such approval be subject to the conditions listed below. Because the vote of the Planning and Zoning Board was unanimous, approval of the variance shall require a favorable vote of at least 4/5 of all of the members of the Village Commission.

Approval of the variance, if granted, shall not indicate, or imply approval of working drawings (plans) and specifications required for building permits. All conditions shall be met as stated.

11. Conditions

1. The granting of this variance shall only allow the installation of synthetic turf within 100% of the plantable area of the property's front yard and does not allow synthetic turf outside of the boundaries of the subject property, including any portion of the right-of-way.
2. The property to which the variance applies shall be in strict conformance with plans on file.
3. Installation of the synthetic turf shall comply with the standards of Sec. 9.22.B. of the ULDC, as amended.
4. A building permit shall be secured to remedy Code Enforcement Case 3194 and outstanding Code Enforcement fines due to the Village in connection with this case must be paid prior to the issuance of a building permit.

5. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
6. In the event the property is sold by the current property owner, approval of this variance shall expire as of the date of sale (closing).

List of Attachments to Staff Report

Attachment 1 – Application package (including complete application form, letter of intent, boundary survey, synthetic turf details, and images of the subject property)
Attachment 2 – Medical documentation of rationale for variance request
Attachment 3 – Proof of mailed notice
Attachment 4 – Ordinance Amending Sec. 9.22, *Synthetic Turf* (under consideration by Village Commission)
Attachment 5 – Resolution

North Bay Village

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

NORTH BAY VILLAGE
EST. 1945

APPLICATION FORM FOR VARIANCE REQUEST, INCLUDING VARIANCES TO SIGN REGULATIONS, EXTENSION OF AN UNEXPIRED VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL

This application form is to be used to petition for a variance from the regulations pursuant to Section 7.3 (hardship) or Section 11.10 (signage) of the North Bay Village Unified Land Development Code. **This application may only be applied for by the owner of the property, which shall mean the person who owns and currently resides, or owns and intends to reside, at the subject premises, or their legal representative.**

Submit your application, with all the required information to the Village Planning and Zoning Official, via svargas@cgasolutions.com. Physical copies of materials may be requested prior to public hearing, to be delivered at the Village offices located at 1666 Kennedy Causeway, Suite 300. Variances require public hearings conducted by the Planning & Zoning Board and the Village Commission. Applications must be complete, and all required fees be paid in order to be accepted and placed on an agenda.

This application, including all supplemental forms and data, must be completed in accordance with the attached instructions and submitted with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check or credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone.

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Property Owner Name: Anthony Marlowe
2. Contact Phone: (319)-621-8007 Email Address: marlowe@mci.world
3. Mailing Address: 1460 S Treasure Drive
   North Bay Village, FL 33141
4. Applicant Name: _____
   (If different from Owner)
5. Contact Phone: _____ Email Address: _____
6. Mailing Address _____
7. Address of Property Covered by the Application: 1460 S Treasure Drive
   North Bay Village, FL 33141
8. Legal Description of Property Covered by the Application (add pages if needed):
   Lot 28, Block 1 of Treasure Island, according to the Plat recorded in Book 50, Page 67

9. Folio Number(s): 23-3209-009-0270

10. Lot Size (square feet): 60x150

11. Future Land Use and Zoning Designations: RS-2

12. Section(s) of the North Bay Village ULDC form which the Applicant Seeks Relief: §9.24 of North Bay Village's Section 9.22 of the Unified Land Development Code.

13. Variance(s) Requested: Ability to install synthetic turf in with a pile height of 1.5 inches in 100 percent of the plantable area of front, side, and rear yards.

14. Reasons for the Request (add pages if necessary): See attached Letter

OWNER AFFIDAVIT/INTENT TO RESIDE

I, Anthony Marlowe being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed Variance application and that I currently reside on or intend to reside on the subject premises.

I have made every attempt to relocate/redesign the proposed improvement to avoid the variance(s) herein requested. I acknowledge that Village Commission has the authority to approve, modify, or deny my application and that in granting approval of my application the Village Commission may prescribe any appropriate conditions and safeguards necessary to protect and further the interest of the area and abutting properties.

This affidavit is subject to penalties of law (Perjury) and to possible voiding of any decision.

A. Marlowe
Signature

Sworn to and subscribed to before me this 19 day of Feb, 2025.

MIKE MYERS
Notarial Seal - Iowa
Commission Number 812477
My Commission Expires Sep 5, 2027

Mike Myers
Notary

Public Commission expires: 9-5-27

NORTH BAY VILLAGE
EST. 1945

CONSENT TO PUBLIC HEARINGS

All requests for variances from the North Bay Village Code shall be considered at Public Hearings before the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Planning and Zoning Official shall certify that the petition is complete before the hearing is legally advertised. All applications shall be submitted to the Planning and Zoning Official on or before the deadline implemented by the Village.

All persons, firms, or corporations requesting a variance from the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village shall be deemed a condition precedent to the consideration of such a variance request.

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application before the Planning & Zoning Board and staff of North Bay Village, no rights shall vest on behalf of the applicant, which would be enforceable against the Village until after a Public Meeting is held by the Village Commission and the Village Commission has voted favorable on the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Chapter 7. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature A. Marlowe

Print Name Anthony Marlowe

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed to before me this 19 day of Feb, 2025,
by Anthony Marlowe, who is personally known to me or who has produced _____ as identification.

Mike Myers
Notary Public Signature

MIKE MYERS
Notarial Seal - Iowa
Commission Number 812477
My Commission Expires Sep 5, 2027

Commission Number/Expiration 9-5-27

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: 2/19/2025

Relationship to the project: (e.g., property owner, architect, developer, attorney)

Property Owner

Full Name: Anthony Marlowe

Current Address: 1460 South Treasure Drive

City: North Bay Village State: FL Zip: 33141

Telephone: (319)-621-8007 Email: marlowe@mci.world

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.

A. Marlowe
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF Feb, 2025

Mike Myers
Notary Public, State of Florida at Large

MIKE MYERS
Notarial Seal - Iowa
Commission Number 812477
My Commission Expires Sep 5, 2027

My Commission expires 9-5, 2027.

Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.

2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.

2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.

3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.

4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.

5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.

CHECK LIST FOR THE APPLICANT

Mandatory Submittals:

- [x] Complete Variance Application, including all required forms and affidavits, signed by property owner or owner's representative.
- [ ] Letter of Authorization from property owner, if different from Applicant.
- [x] Letter of intent (LOI), signed by the Applicant (refer to page 5 of this document), explaining the nature of the request, justification for the proposed variance, evidence that the request complies with the pertinent section of the North Bay Village Unified Land Development Code (Subsection 7.3.D. for hardship variances; Section 11.10 for sign variances), and other pertinent information. Insufficient justification may result in denial of the application. The applicant must justify each individual variance in the letter of intent.
- [x] Certified Land Survey dated within two (2) years of the filing date of the administrative adjustment application, reflecting all current conditions.
- [x] Map or aerial photo showing adjacent properties, surrounding streets (labeled) and a north arrow.
- [x] Photos of buildings and structures on the property concerned.
- [x] Accurately dimensioned plans showing the location and spacing distance of the proposed construction in relation to property lines and existing structure(s), the general location and use of existing structures on property adjacent to the subject property; and the variance being requested clearly shown, (i.e., required versus proposed structure).
- [ ] Floor plans and elevations if required by the Planning and Zoning Official.
- [x] Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

Optional Submittals:

- [ ] Signed consent letters from neighboring property owners.
- [ ] Different versions of the proposed variance based on alternative design options.

Applications are deemed incomplete until all mandatory submittals have been received by the Village Planning and Zoning Official.

HARDSHIP VARIANCES:
EVIDENCE THAT THE REQUEST COMPLIES WITH SUBSECTION 7.3.D. OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE

In your Letter of Intent, or separately, address how the Variance Application complies with the following criteria.

For the Planning and Zoning Board to recommend approval, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. That there are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.
2. That the special circumstances and conditions were not self-created by any person having an interest in the property.
3. That the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.
6. That granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
7. The variance request is not based exclusively upon a desire to reduce the cost of development.

VARIANCES TO SIGN REGULATIONS: EVIDENCE THAT THE REQUEST COMPLIES WITH SECTION 11.10 OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE

In your Letter of Intent, or separately, address how the Variance Application complies with the following standards.

There might be instances in which relief from the strict requirements of the sign ordinance would result in improved planning or zoning and would benefit the community. The standards for granting the planning variance are:

A. The sign variance must relate to a particular piece of land;
B. The sign variance can be granted without substantial detriment to the public good;
C. The benefits of the deviation would outweigh any detriment; and,
D. The variance would not substantially impair the intent or purpose of the Village's Comprehensive Plan and/or Zoning Ordinance.

Office Use Only:

Date Submitted: _____

Date Paid: _____

Cash or Check #_____

Total Paid: $_____

Filing Fee: $_____

Cost Recovery Dep: $_____

February 19, 2025

The North Bay Village Commission
1666 John F. Kennedy Causeway, Suite 101
North Bay Village, Florida 33141

Re: Request for Variance from North Bay Village Ordinance § 9.24 – Synthetic Turf

Dear North Bay Village Commissioners,

I am writing to respectfully request a hardship variance from Ordinance § 9.24 of the Unified Land Development Code ("ULDC") of North Bay Village, Florida, which currently establishes limits on the installation of synthetic turf. Due to my documented and severe allergies to natural grass, I am seeking approval to install synthetic turf with a pile height of 1.5 inches on 100 percent of the plantable area of my front, side, and rear yards as it would significantly improve my quality of life and help me manage my health condition. While I understand that this ordinance is currently under review and in the process of being amended, due to the impact my allergies have on my daily health, I am requesting this variance to remedy this situation as soon as possible.

I. Introduction

I have had the privilege of living in North Bay Village since January 2021. As someone who suffers from a natural grass allergy, synthetic turf offers an essential solution to avoid exposure to grass pollen, which triggers severe allergic reactions for me, including sneezing, congestion, and skin irritation. I have consulted with medical professionals who have recommended minimizing my contact with natural grass for personal health reasons. Unfortunately, my medical condition has made it increasingly difficult for me to maintain my yard with natural grass, as contact during mowing, gardening, or simply being outside on natural grass triggers considerable irritation.

Thus, in an effort to remedy this ongoing health concern, on April 15, 2024, I submitted plans to CAP Government, Inc. and Calvin, Giordano & Associates, Inc. ("CGA") proposing to install synthetic turf across my entire plantable yard area. On April 24, 2024, I received a response from CGA's Principal Planner denying my project plan, indicating that the denial was based on the amount of turf exceeding the allowable amount of turf under North Bay Village Code. As such, I am kindly requesting that the Commission review my situation and consider granting me a hardship variance from this restriction based on medical necessity.

II. Hardship Variance Criteria

Pursuant to subsection 7.3.D. of the North Bay Village Unified Land Development Code, to approve a variance request the Planning and Zoning Board and Village Commission must make an affirmative finding with respect to the seven underlying criteria:

i. There are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.

As explained above, I have a severe allergy to natural grass which is exacerbated by the Village's restriction on the amount of synthetic turf that I can install within the plantable areas of my front, rear, and side yards. I have consulted with medical professionals who have recommended minimizing my contact with natural grass for the benefit of my health. Further, my property is distinct from others within the same zoning district due to its high risk of being affected by King Tide impacts. Unlike yards in my zoning district which are not in areas more vulnerable to flooding, my property is highly impacted by the soil erosion and plant damage that can occur during these extreme tidal events. As such, the installation of synthetic turf with a pile height of 1.5 inches is a suitable and sustainable option for my location, distinct from other homes in my same zoning district.

ii. The special circumstances and conditions were not self-created by any person having an interest in the property

My medical condition is a documented, ongoing health issue beyond my control, and the natural topography and location of my property, which makes it vulnerable to King Tides, is a pre-existing feature of the land. These factors are inherent to my situation and were not influenced by any actions on my part or the part of any other person with an interest in the property.

iii. Strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant

Without the ability to install synthetic turf across my entire plantable yard area, I am unable to safely and comfortably use my outdoor space, limiting my ability to meet basic landscaping requirements and enjoy my property like other homeowners. Therefore, strict application of the synthetic turf ordinance imposes an undue burden, making it difficult for me to make reasonable and practical use of my land.

iv. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.

I am only requesting a hardship variance from the ordinance's allowable amount of turf provision and turf height provision, which currently establishes that synthetic turf shall not exceed more than 20 percent of the plantable area of a yard and establishes a minimum height of 1.75 inches. The minimum height provision requires the installation of synthetic turf that is at a higher risk of breakage than a height of 1.5 inches and, thus, will post the risk of additional microplastic pollution over time. As such, my land will still be subject to all other existing landscaping and design standards, including those relevant to the installation and maintenance of synthetic turf. Further, synthetic turf serves a similar functional and aesthetic purpose to natural grass such that installing synthetic turf across my entire plantable yard area would allow me to maintain my property in a way that mirrors the appearance and function of natural grass, ensuring my yard remains consistent with the neighborhood's character.

v. The variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.

Allowing the installation of synthetic turf across 100 percent of the plantable area of my front, side, and rear yards below the minimum height of 1.75 inches is the minimum variance necessary to make reasonable use of my land because it provides the only practical solution to my severe grass allergies. Partial installation or limiting synthetic turf to specific areas would still expose me to natural grass, which would continue to compromise my health.

vi. Granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

High-quality synthetic turf with a lower plastic content due to shortened height is designed to resemble natural grass and reduce pollution risks over time and will ensure my yard remains attractive and consistent with the neighborhood's appearance. In addition to the allergy relief benefits of synthetic turf, it also has numerous environmental benefits, including reducing water usage and excess water waste and eliminating the need for harsh chemicals like pesticides and herbicides. Synthetic turf is also generally more resilient to flooding than natural grass because it does not deteriorate or lose its structural integrity when exposed to water which is significant in my case because my property is subject to King Tides. Thus, granting this variance will not harm the public welfare or neighboring properties and will also preserve the aesthetic and functional standards of the Village.

vii. The variance request is not based exclusively upon a desire to reduce the cost of development.

My variance request is based on addressing a specific medical need related to my severe allergies to natural grass. Installing synthetic turf with a height of 1.5 inches across my entire plantable yard area is the only viable solution that allows me to safely use and enjoy my outdoor space, making this hardship variance a necessary accommodation rather than a cost-saving measure.

III. Conclusion

The immediate installation of synthetic turf would greatly alleviate my symptoms and prevent further health complications, which is why this variance is essential even with the anticipated amendments to the Village's synthetic turf ordinance. I am confident that installing high-quality synthetic turf that has virtually no chance of breaking will maintain the aesthetic appeal of my property while also preserving the overall character of the neighborhood. I am happy to provide any additional documentation, including medical records and physician statements that I would respectfully request remain confidential, to support my hardship variance application. I am also willing to work with the Commission to ensure that the synthetic turf installation complies with any design or maintenance guidelines deemed necessary.

Thank you for considering this request, and I appreciate your dedication to improving the quality of life for all residents of North Bay Village.

Sincerely,

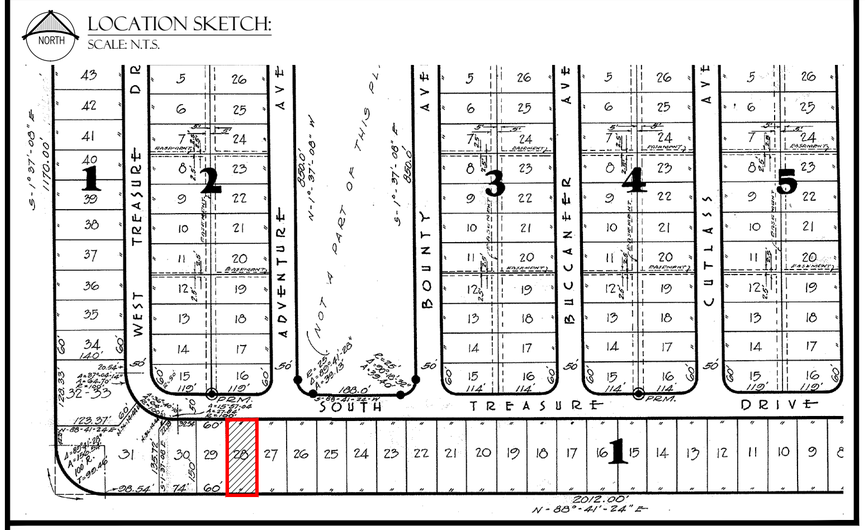


Anthony Marlowe
1460 S Treasure Drive
North Bay Village, FL 33141
(319)-621-8007
marlowe@mci.world

BLDR-000175-2024

LOCATION SKETCH:

SCALE: N.T.S.



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
1460 S TREASURE DR.. NORTH BAY VILLAGE, FLORIDA 33141

2. LEGAL DESCRIPTION :
Lot 28, Block 1 of "TREASURE ISLAND "; according to the Plat Thereof as Recorded in Plat Book 50 at Page 67 of the Public Record of Miami Dade County, Florida.

3. SOURCES OF DATA (horizontal control):
The North Arrow and Bearings as shown hereon are based of bearings value N87°45'59"E, along the center line of S. Treasure Drive; determined by R.T.K. GPS and conventional survey methods.

4. SOURCES OF DATA (vertical control):

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NGVD29)						
F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2009	AE	8.0'	120654	0307	L	N/A

5. ACCURACY : The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions,reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determined the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the Fl. Statutes.

LEGEND:

A = arc distance
ADJ = adjacent
AE = anchor easement
BC = block corner
BOB = basis of bearings
BM = bench mark
(C) = calculated
CBS = concrete block and stucco
ChB = chord & bearing
CME = canal maintenance easement.
Ø = diameter
D = central angle
FDH = found drill hole
DE = drainage easement
DME = drainage maintenance easement
E = east
Encr = encroachment
FI = fence inside
F.IP = found iron pipe
F.IR = found iron rebar
FO = fence outside
F.Nail = found nail
F.N&D = found nail and disk
F.F.E. = finish floor elevation
G.F.F. = garage finish floor
HT = high (height)
IN = in subject property
L.F.E. = lowest floor elevation
LE = landscape easement
LME = lake maintenance easement
LS = land surveyor
(M) = measured distance
N A = not applicable
NAVD = national american vertical datum
NGVD = national geodetic vertical datum
N = north
NO ID = no identification
NTS = not to scale
OH = overhang
ON PL = on property line
ORB = official record book
O/S = offset
(P) = plat
P.B. = plat book
P.C. = point of curvature
PG = page
PCP = permanent control point
POB = point of beginning
POC = point of commencement
PT = point of tangency
PRM = permanent reference monument
R = radius distance
(R) = record
R/W = right-of-way
Sec = section
S = south
T = tangent
U.E. = utility easement
W = west
tree dbh, palm high'-spread dbh: diameter at breast height
bollard
condensing unit, split
catch basin
clean out
communication box \ pull box
electric box \ pull box
electric meter
electric panel
E G emergency generator
X.XX' elevation
fire hydrant
FPL FPL box
gas meter
MH manhole (unknown)
GT propane gas tank
pool equipment
WH pool water heater
concrete power pole
wood power pole
light pole
storm flow
valve
water back flow
W water meter
well & electric pump
board fence
CBS wall / fence
chain link fence
picket fence
pre-cast fence
wire fence
wooden fence
guard rail
B base line
C center line
M monument line
no access right-of-way
OH overhead utility line
property line
covered
building
asphalt
rock
tile
water
roofed
adjacent
concrete
pavers
turf
wooden

CERTIFY TO : *ANTHONY MARLOWE.*

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE : I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: _____.
Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

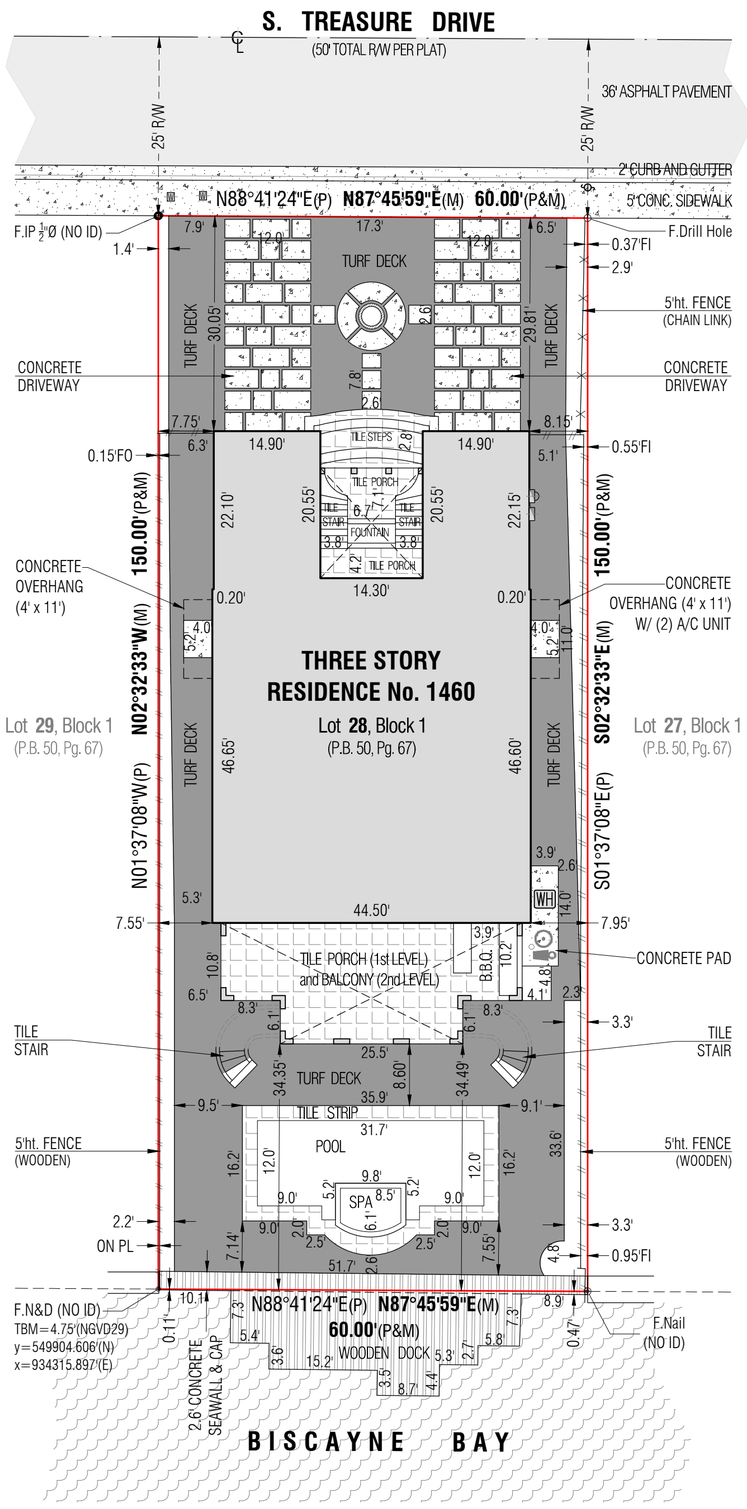
8801 NW 176th Street Miami Lakes, Fl. 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @surveyinflorida.com

Date: 04-15-2024
Job No.24-12833F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida

BOUNDARY SURVEY:

SCALE 1" : 15'



PROPERTY DATA		
ZONING DISTRICT: **RS-2** Medium Density Single Family		
	EXISTING	%
SITE AREA	9,000 Sq.Ft.	100
BUILDING A/C AREA	2,097 Sq.Ft.	-
GARAGE AREA	660 Sq.Ft.	-
COVER PORCH AREA	831 Sq.Ft.	-
BUILDING COVERAGE	3,588 Sq.Ft.	39.86

IMPERVIOUS AREA		
BUILDING COVERAGE	3,588 Sq.Ft.	-
DRIVEWAY	653 Sq.Ft.	-
LANDING & PAD	242 Sq.Ft.	-
POOL & DECK	639 Sq.Ft.	-
CONCRETE SEAWALL & CAP	138 Sq.Ft.	-
TOTAL	5,260 Sq.Ft.	58.44

PERVIOUS AREA		
GREEN OPEN SPACE	694 Sq.Ft.	-
TURF	3,046 Sq.Ft.	-
TOTAL	3,740 Sq.Ft.	41.56

MINIMUN YARD SETBACK		
	REQUIRED	EXISTING
FRONT	20 Ft.	29.81 Ft.
SIDE (INTERIOR)	7.50 Ft.	7.55 Ft.
REAR	15 Ft.	34.49 Ft.
WATERFRONT	25 Ft.	34.49 Ft.

0 5 10 15 20 25
GRAPHIC SCALE 1" : 15' (IN FEET)

AGL ARTIFICIAL GRASS LIQUIDATORS®

DETAILED SPECIFICATION SHEET

HYDRO 75 OLIVE





Yarn Type	UV Polyethylene - W Shape
Denier	10800 / 4400
Approximate Pile Height	1.5 in.
Machine Gauge	3/8 inch
Roll Size	15 x 100 linear feet
Approximate Infill Amount	1.0 lb / psf
Primary Backing	Optimum Flow™
Total Product Weight	83.66 oz/yd²
Pile Yarn Weight	49.20 oz/yd²
Average Tuft Bind Strength	10.8 lbs/force
Total Lead Content	<0.5 mg/Kg
Pill Flammability	8 out of 8 Pass
Water Permeability	331.3 in/hr
QUV Accelerated Weathering	Color: 9 / Texture: 10

Recommended Uses

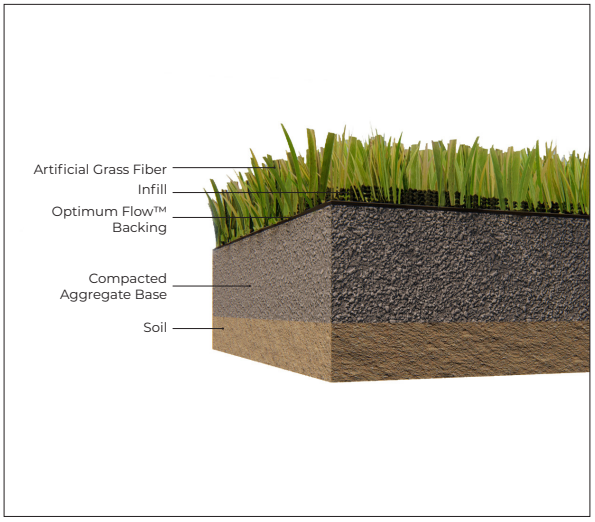
- Landscape
- Commercial
- Play Areas
- Pets

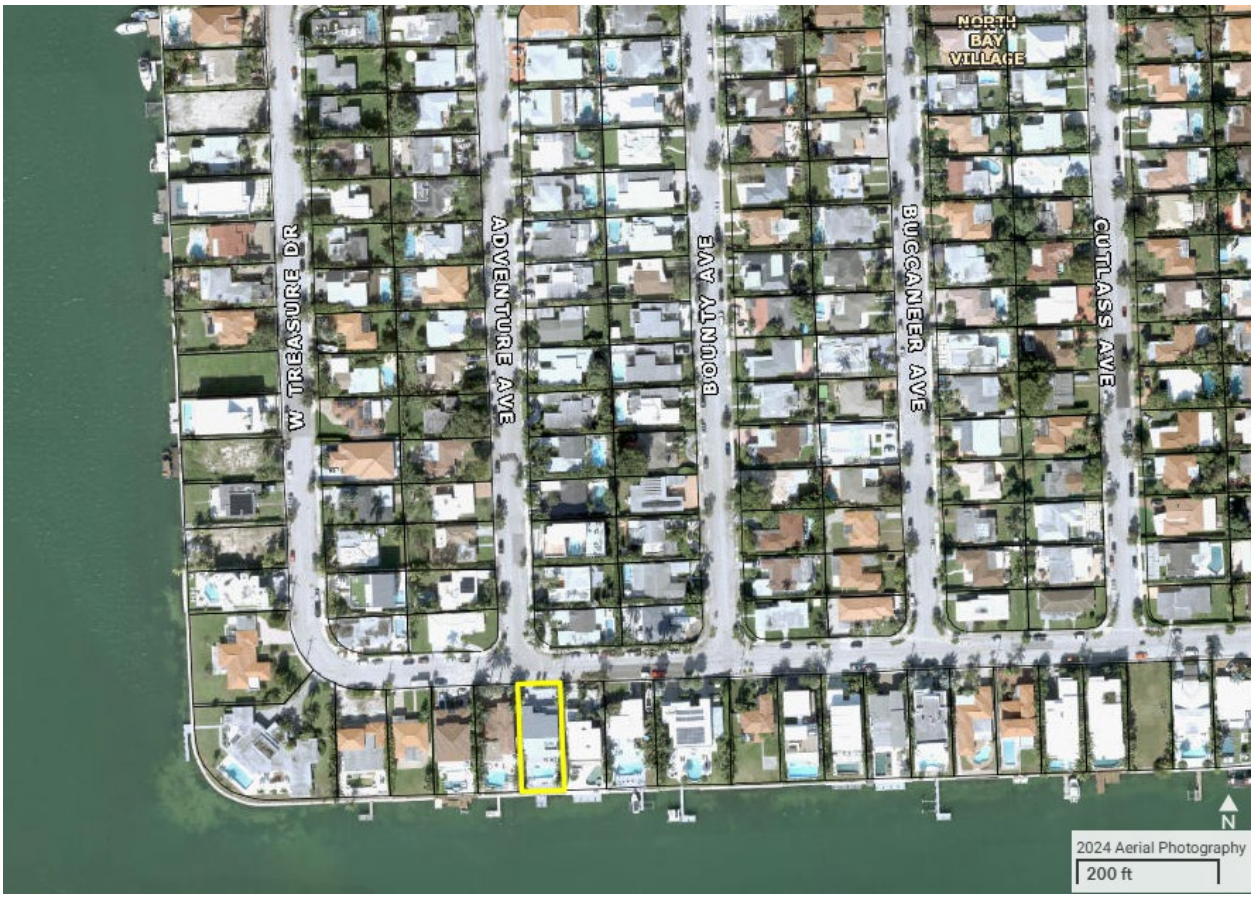
This turf is equipped with Optimum Flow™ technology for exceptional drainage. This is our preferred product for pet applications due to its permeability and slightly stiffer blade structure, which makes cleaning a breeze. This product is also perfect for landscape, putting fringe, and anywhere else a medium density product is needed.

16 Year Warranty

Optimum Flow™ Technology

Made in the U.S.A.




NORTH BAY VILLAGE
W TREASURE DR
ADVENTURE AVE
BOUNTY AVE
BUCCANEER AVE
CUTLASS AVE
N
2024 Aerial Photography
200 ft


N
2024 Aerial Photography
60 ft


A10961411
© Miami MLS® 11/2020


A10961411
© Miami MLS® 11/2020


A10961411
© Miami MLS® 11/2020


A10961411
© Miami MLS® 11/2020


A10961411
© Miami MLS® 11/2020


A10961411
© Miami MLS® 11/2020


A10961411
© Miami MLS® 11/2020

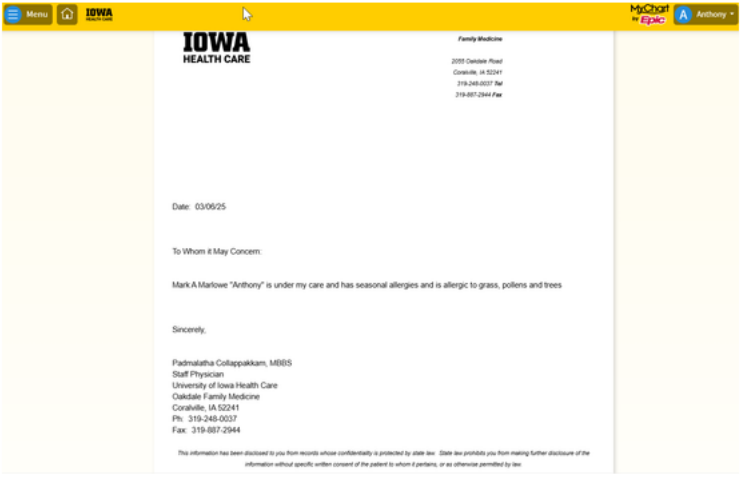

A10961411
© Miami MLS® 11/2020


A10961411
© Miami MLS® 11/2020


© Miami MLS® 11/2020


CITY POOL
SERVICES
786-333-2096 | 786-306-0049




Menu
IOWA
MyChart by Epic
Anthony
IOWA
HEALTH CARE
Family Medicine
2055 Oakdale Road
Coralville, IA 52241
319-248-0037 Tel
319-887-2944 Fax
Date: 03/06/25
To Whom it May Concern:
Mark A Marlowe "Anthony" is under my care and has seasonal allergies and is allergic to grass, pollens and trees
Sincerely,
Padmalatha Collappakkam, MBBS
Staff Physician
University of Iowa Health Care
Oakdale Family Medicine
Coralville, IA 52241
Ph: 319-248-0037
Fax: 319-887-2944
This information has been disclosed to you from records whose confidentiality is protected by state law. State law prohibits you from making further disclosure of the information without specific written consent of the patient to whom it pertains, or as otherwise permitted by law.

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bay Village will hold Public Hearings at Village Hall, Commission Chambers, 1666 Kennedy Causeway, Suite 101, North Bay Village, FL 33141, as follows:

Planning & Zoning Board	**Village Commission**
April 9, 2025, at 6:00 PM	April 15, 2025, at 6:00 PM

The purpose of the Public Hearings is to consider the following variance application for the subject location:

APPLICANT: Anthony Marlowe

LOCATION: 1460 S. Treasure Drive, North Bay Village, FL 33141

VARIANCE REQUEST: The Applicant seeks variance approval for the following:

1. To allow the installation of synthetic turf with a pile height of 1.5 inches instead of the required minimum pile height of 1.75 inches.

2. To permit the installation of synthetic turf in 100% of the plantable area in the front, side, and rear yards, where the Code currently limits installation to no more than 20 percent of any yard.

All interested parties are encouraged to participate by either appearing at the public hearing(s) or by sending written comments in advance of the hearing (s) to:

North Bay Village
Office of the Village Clerk
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Email: publiccomment@nbvillage.com

The Board or Commission may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. Information regarding the proposed request and/or project is available at the Village Clerk's office during normal business hours. The Village Clerk can be reached at 305-756-7171. The meeting agenda and supporting documentation will be available online at https://northbayvillage-fl.gov/agendas-minutes/

Pursuant to Section 286.0105, Florida Statutes if any person decides to appeal any decision made by the Board or Commission with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305) 756-7171, no later than four (4) business days prior to such proceeding.

Alba L. Chang, CMC
Village Clerk

9589 0710 5270 0343 9426 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.85
Extra Services & Fees (check box, add fee as appropriate)
- [x] Return Receipt (hardcopy) $ 4.10
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ 0.69
Total Postage and Fees $ 9.64

Postmark Here

Sent To: MITCHELL SETH POLANSKY, P.A.
Street and Apt. No., or PO Box No.: 999 BRICKELL AVE., STE 600
City, State, ZIP+4®: MIAMI, FL 33131

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0343 9425 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.85
Extra Services & Fees (check box, add fee as appropriate)
- [x] Return Receipt (hardcopy) $ 4.10
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ 0.69
Total Postage and Fees $ 9.64

Postmark Here

Sent To: LUZ STELLA CROSS
Street and Apt. No., or PO Box No.: 1471 S. TREASURE DR.
City, State, ZIP+4®: NORTH BAY VILLAGE, FL 33141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0343 9425 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.85
Extra Services & Fees (check box, add fee as appropriate)
- [x] Return Receipt (hardcopy) $ 4.10
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ 0.69
Total Postage and Fees $ 9.64

Postmark Here

Sent To: JONATHAN OFFERMAN
Street and Apt. No., or PO Box No.: 1441 S. TREASURE DR.
City, State, ZIP+4®: NORTH BAY VILLAGE, FL 33141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0343 9426 06

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.85
Extra Services & Fees (check box, add fee as appropriate)
- [x] Return Receipt (hardcopy) $ 4.10
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ 0.69
Total Postage and Fees $ 9.64

Postmark Here

Sent To: JONATHAN & MARCIA JAVITT
Street and Apt. No., or PO Box No.: 1470 S. TREASURE DR.
City, State, ZIP+4®: NORTH BAY VILLAGE, FL 33141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0343 9426 20

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $ 4.85
Extra Services & Fees (check box, add fee as appropriate)
- [x] Return Receipt (hardcopy) $ 4.10
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ 0.69
Total Postage and Fees $ 9.64

Postmark Here

Sent To: REGISTERED AGENTS, LEGAL SERVICES LLC
Street and Apt. No., or PO Box No.: 155 OFFICE PLAZA DR, STE. A
City, State, ZIP+4®: TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ORDINANCE NO. 2025-004

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 9.22, "SYNTHETIC TURF," OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO MODIFY THE STANDARDS FOR DESIGN, PERMITTING AND INSTALLATION OF SYNTHETIC TURF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") has adopted a Unified Land Development Code (the "ULDC") to promote the health, safety, order, convenience, comfort, and general welfare of the public, and to promote and preserve the character and ecological quality of the Village as articulated in the Village's Comprehensive Plan; and

WHEREAS, the Village Commission desires to modify the existing standards for synthetic turf to add clarity and increase flexibility for property owners who wish to use or add synthetic turf to their properties as part of a landscape design; and

WHEREAS, the Village Commission additionally seeks to promote sound landscaping and stormwater management principles by ensuring that the installation and maintenance of synthetic turf systems is performed appropriately and to a high standard of quality; and

WHEREAS, on November 14, 2024, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, reviewed this Ordinance and recommended approval, with certain modifications; and

WHEREAS, the changes provided herein are consistent with the Village's Comprehensive Plan and the Florida Community Planning Act; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with second reading conducted as the required public hearing on March 18, 2025; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the public health, safety, and welfare of the Village's residents and visitors.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. **Amending and Updating the ULDC.** That the ULDC of North Bay Village is hereby revised to read as set forth in Exhibit "A," attached hereto and incorporated herein.

Section 3. **Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. **Conflicts.** That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 5. **Codification.** That it is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. **Effective Date.** That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED on first reading on the 18th day of February, 2024.

PASSED AND ADOPTED on second reading on the 18th day of March, 2025.

Rachel Streitfeld, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By: Vice Mayor Cuk
Seconded By: Commissioner Rotondaro

Second Reading:
Moved By: Vice Mayor Cuk
Seconded By: Commissioner Rotondaro

Vote on Final Adoption:

Mayor Rachel Streitfeld	Yes
Vice Mayor Goran Cuk	Yes
Commissioner Richard Chervony	Yes
Commissioner Andrew Rotondaro	Yes
Commissioner Doris Acosta	Yes

Exhibit A[1]

Attached

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

§ 9.22 – Synthetic turf.

Synthetic Turf may be permitted on all properties ~~used for residential, mixed-use, or commercial purposes,~~ subject to the requirements and procedures set forth in this Section. Use of natural alternatives to lawn grass, such as approved ground cover plants or gravel gardens is encouraged. Synthetic turf shall not count toward meeting the minimum green space required in any zoning district.

A. *Minimum requirements.* All installations of artificial turf shall comply with the following requirements:

1. Locations not allowed:

   a. *Front Yard*: Synthetic turf is prohibited in the *Front Yard* of any property, except when used in the open joints of pavement in driveways or walkways. In such instances, the maximum joint width shall not exceed four inches (4”), and the total area of synthetic turf shall not exceed 20% of the area of the *Front Yard.* When proposed in open joints of pavement, a hardscape curb or border shall be provided to separate the area of synthetic turf from other landscaping.

   b. Public *Right of Way* or Swales: Synthetic turf is not allowed within the swale or any other area of the public *Right of Way* located in front of, and adjacent to, a private property.

2. Locations allowed:

   a. *Side* and *Rear Yards*: Synthetic turf shall be allowed to be installed in up to 100% of the plantable area of the *Side* and *Rear Yards,* except for required areas of living plant material and/or buffers, as described below. For purposes of this section, plantable area shall mean that area of the *Yard*, at ground level, where plant material can be planted, such as lawns and garden beds.

3. Turf shall not be permitted within a buffer area four feet (4’) wide, measured from a property lot line. The buffer area shall be landscaped with living plant material.

4. Living plant material shall include a combination of shrubs, vines, trees, or groundcovers in separate planter areas and/or tree wells.

5. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths inch (3/8”) thickness to prevent the intrusion of living plant material into the synthetic turf.

6. Irrigation systems proximate to the synthetic turf shall be capped, directed, or otherwise treated so that no irrigation is consumed watering the synthetic turf.

B. *Permitting:* Uses of synthetic turf shall require the issuance of a building permit. The building permit application shall include, at a minimum, all the following information:

1. A landscape plan showing, at minimum, the area of synthetic turf, area of living plant material, and area and method of separation between these areas.

2. Details regarding existing or proposed irrigation proximate to the synthetic turf.

Text highlighted in teal reflects recommendations by the Planning and Zoning Board.
Text highlighted in yellow reflects recommendations by the Sustainability and Resilience Task Force (1/28/25)

3. Brand and type of synthetic turf, including all manufacturer specifications and warranties. Specifications and details shall include percolation rates.

4. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.

5. A recent survey of the property, which shall be less than two years old for single family residential properties and less than three years old for all other properties, signed and sealed by a licensed surveyor, accurately depicting all existing conditions, including easements located on the property.

C. *Design standards.* Synthetic turf shall comply with all of the following design standards ~~and shall~~:

1. Simulate the appearance of live turf, organic turf, grass, sod or lawn, with individual blades that are green and lifelike, as determined by the *Public Works Director* or designee~~, and the *Village Manager* or designee~~, and shall have a minimum eight-year "no fade" warranty.

2. Be of a type known as cut pile infill with pile fibers not to exceed 1.5 inches in height ~~of 1.75 inches and a maximum height of 2.5 inches~~.

3. Have a minimum face weight of 75 ounces per square yard.

4. Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.

5. Have backing that is permeable. The permeability of synthetic turf material shall be equal to or greater than that of natural grass, allowing water to percolate through the synthetic turf at a drain rate of at least fifteen inches (15") per hour. Synthetic turf shall be considered as 100 percent pervious area if it meets this requirement.

6. Be lead free and flame retardant.

7. Be constructed to maximize dimensional stability and resist damage during normal use.

8. Be resistant to staining, weather, insects, rot, mildew and fungus growth, and shall be non-allergenic and nontoxic. ~~Shall not exceed more than 20% of the plantable area of a *Yard*.~~

~~B~~E. *Installation.* Synthetic turf shall comply with all of the following installation standards ~~and shall~~:

1. Be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer.

2. Be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of porous crushed rock aggregate material that is a minimum of three (3) inches in depth.

3. Be anchored at all edges and seams.

4. Not have visible seams between multiple panels.

5. Have seams that are joined in a tight and secure manner.

6. Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications or as approved by the *Public Works Director* or designee, that shall:
   a. Be brushed into the fibers to ensure that the fibers remain in an upright position;
   b. Provide ballast that will help hold the turf in place; and
   c. Provide a cushioning effect.

7. Be installed to allow for the free movement and drainage of water through the synthetic turf system to prevent runoff, pooling, and flooding.

8. Not be installed within permanent drainage features (e.g., ponds, rain gardens, bioswales, catchment systems, swales), except as provided for in this section, etc.

9. Not be installed in green wall, green roof, and similar types of applications for the purpose of achieving points to meet Green Building Program requirements.

~~C. Synthetic turf shall comply with all the following additional standards:~~

~~1. Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf when utilized in the *Front Yard Area*. Living plant material shall include a combination of two or more shrubs, vines, trees, or groundcovers in separate planter areas and/or tree wells.~~

~~2. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths-inch thickness to prevent the intrusion of living plant material into the synthetic turf.~~

~~3. Irrigation systems proximate to the synthetic turf shall be capped, directed, or otherwise treated so that no irrigation affects the synthetic turf.~~

~~D~~F. *Maintenance.* Synthetic turf shall comply with all of the following maintenance standards ~~and shall~~:

1. Be maintained in an attractive and clean condition, and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat degradation or excessive wear.

2. Be maintained in a green fadeless condition and free of weeds, debris, and impressions.

~~E. All uses of synthetic turf shall require a building permit. The building permit application shall include, at a minimum, all the following information: I~~

~~1. A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas.~~

~~2. Details regarding existing or proposed irrigation proximate to the synthetic turf.~~

~~3. Brand and type of synthetic turf, including all manufacturer specifications and warranties.~~

4. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.

5. A survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property.

6. A form signed by any holder of an easement or right-of-way on the property consenting to the installation of the synthetic turf within the *Easement* or *Rights-of-Way*, with an accompanying acknowledgement by the property owner that in the event the easement holder performs work in the easement that it is the property owner's responsibility to repair and replace the synthetic turf disturbed as a result of the work in the easement.

F. Synthetic turf proposed within a public right-of-way, shall only be installed upon the authorization of the *Public Works Director* and the *Village Manager*.

RESOLUTION NO. 2025-____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF WITH A PILE HEIGHT OF 1.5 INCHES IN 100% OF THE PLANTABLE AREA OF THE FRONT, SIDE AND REAR YARDS, WHERE THE ULDC REQUIRES A MINIMUM PILE HEIGHT OF 1.75 INCHES AND RESTRICTS INSTALLATION TO NO MORE THAN 20 PERCENT OF ANY YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner and applicant, Anthony Marlowe (the "Applicant") is requesting a hardship-based variance from the restrictions on synthetic turf (the "Application") relating to the property located at 1460 South Treasure Drive (the "Property") pursuant to Section 7.3 of the North Bay Village (the "Village") Unified Land Development Code (the "ULDC"); and

WHEREAS, Section 9.22 of the ULDC restricts the maximum coverage of synthetic turf to 100% of the plantable area of any yard and requires the pile height of synthetic turf to be a minimum of 1.75 inches; and

WHEREAS, the Applicant is requesting to increase the maximum coverage of synthetic turf to 100% of the plantable area of any yard and to use a pile height of 1.5 inches; and

WHEREAS, Section 7.3 of the ULDC provides for consideration and granting of variances under the circumstances and pursuant to the standards set forth therein; and

WHEREAS, upon reviewing the Application against the criteria of Section 7.3, Staff determined that the requested relief does not fully satisfy the conditions of the above-referenced section; and

WHEREAS, after a duly noticed public hearing held on April 9th, 2025, the Planning and Zoning Board voted to recommend denial of the Application subject to the conditions set forth and included below in Section 3; and

WHEREAS, the Village Commission, after a duly noticed public hearing held on April 15th, 2025, as required by law, based upon competent substantial evidence in the record, finds that the Application [meets/does not meet] the requirements of the Village Code; that the Application [is/is not] consistent with the Village's ULDC and Comprehensive Plan; that the variances [will/will not] be in harmony with the general purpose and intent of Section 9.22; and that the variances [will/will not] be injurious to the neighborhood or otherwise detrimental to the public welfare; and

WHEREAS, the Mayor and Village Commission further find that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Commission, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application [meets/does not meet] the criteria set forth in Section 7.3 of the ULDC variances.

Section 3. Decision; Conditions. Pursuant to Section 7.3 of the ULDC, a variance to increase the maximum coverage of synthetic turf to 100% of the plantable area of any yard, where Sec. 9.22 of the ULDC restricts the maximum coverage to 20% of the plantable area of any yard; and to use a pile height of 1.5 inches, where Sec. 9.22 requires a minimum of 1.75 inches, is hereby [approved/denied/approved, subject to the following conditions] for the property located at 1460 South Treasure Drive, and subject to other applicable requirements:

1. The granting of this variance shall only allow the installation of synthetic turf within 100% of the plantable areas of the property's yards and will not allow synthetic turf outside of the boundaries of the subject property.
2. The property to which the variance applies shall be in strict conformance with plans on file.
3. Installation of the synthetic turf shall comply with the standards of Sec. 9.22.B. of the ULDC, as amended.
4. A building permit shall be secured to remedy Code Enforcement Case 3194 and outstanding Code Enforcement fines due to the Village in connection with this case must be paid prior to the issuance of a building permit.
5. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
6. In the event the property is sold by the current property owner, approval of this variance shall expire as of the date of sale (closing).

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld _____
Vice Mayor Goran Cuk _____
Commissioner Richard Chervony _____
Commissioner Andy Rotondaro _____

Commissioner Doris Acosta _____

PASSED AND ADOPTED on this _____ day of _____, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 9, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF WITH A PILE HEIGHT OF 1.5 INCHES IN 100% OF THE PLANTABLE AREA OF THE FRONT, SIDE AND REAR YARDS, WHERE THE ULDC REQUIRES A MINIMUM PILE HEIGHT OF 1.75 INCHES AND RESTRICTS INSTALLATION TO NO MORE THAN 20 PERCENT OF ANY YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID:: 873 8535 9905 PASSCODE: 372517
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-305-224-1968 OR 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

Legal Ads and Public Notices

Share:

FILTERS | Search Legal Ads & Public Notices

SELECTED FILTERS

North Bay Village X Clear Filters

Sort By: Newest

Public Hearing - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Mar 27, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 9, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 15, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF WITH A PILE HEIGHT OF 1.5 INCHES IN 100% OF THE PLANTABLE AREA OF THE FRONT, SIDE AND REAR YARDS, WHERE THE ULDC REQUIRES A MINIMUM PILE HEIGHT OF 1.75 INCHES AND RESTRICTS INSTALLATION TO NO MORE THAN 20 PERCENT OF ANY YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

TO PARTICIPATE YOU MAY JOIN THE ZOOM MEETING AT: **MEETING ID:** 867 1255 1941 **PASSCODE:** 558986
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 305-224-1968 OR 929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC,
VILLAGE CLERK

Legal Ads and Public Notices

Share:

FILTERS | Search Legal Ads & Public Notices

SELECTED FILTERS

North Bay Village X Clear Filters

Sort By: Newest

Notice of Public Hearing - Regular Commission Meeting

North Bay Village | Publish Date: Apr 2, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 15, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

ITEM NO. 13.B

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY: N/A

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)**

RECOMMENDATION

Suggested Action: The Planning and Zoning Board voted to recommend to the Village Commission the denial of the variance request.

Should the Commission find in favor of approving the variance, it is recommended that the approval be subject to the conditions presented by Staff. (Note: Staff recommended denial based on the variance requests not meeting all criteria of Sec. 7.3 of the ULDC.)

BACKGROUND AND ANALYSIS

See attached Staff Report and related attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

N/A

ATTACHMENTS

7821 Beach View Dr. Staff Report (Side setback variance).pdf
Attachment_1_Variance application.pdf
Attachment_2_Copy of North Bay Island Plat.pdf
Attachment_3_ Boundary survey.pdf
Attachment_4_Architectural drawings.pdf
5. - 7821 Beach View Drive - Proof of mailers.pdf
Attachment_6_Resolution (VC 04.15.25).docx
Notice of Public Hearing - MDC Legal Ads 03.27.2025.pdf
04.15.2025 - Public Notice - MDC Legal Ads 04.02.2025.pdf

NORTH BAY VILLAGE
EST. 1945

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **April 15, 2025**

To: **Village Commission**

From: **Silvia E. Vargas, FAICP, Village Planner**

Case: **VAR2025-02**

Subject: **Request for Variance to the side setback of 7821 Beach View Drive**

---

1. General Information

Owner:	Demis Alain Rodriguez
Applicant Address:	7821 Beach View Dr
Site Address:	7821 Beach View Dr
Site Acreage	0.21 Acres (9,200 sf)
Folio Number	23-3209-008-0230
Contact Person/Owner Representative:	Milanys Gonzalez
Phone Number:	786.663.3378
E-mail Address	milanysg@momagroupusa.com

2. Legal Description of Subject Property

9 53 42 NORTH BAY ISLAND PB 40-59 LOT 26 & STRIP 1FT WIDE ADJ SAME ON EAST BLK 1 LOT SIZE 80.000 X 115 73R-301483

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Single Family Residential
Zoning District	RS-1 Low Density Single-Family Residential
Existing Land Use	Single Family Residential

4. Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	N/A
	Zoning District	N/A
	Existing Land Use	Vegetated Buffer – 79th Street Causeway
East	Future Land Use	N/A
	Zoning District	N/A
	Existing Land Use	Biscayne Bay
South	Future Land Use	Single Family Residential
	Zoning District	RS-1 Low Density Single-Family Residential
	Existing Land Use	Single Family Residential
West	Future Land Use	Single Family Residential
	Zoning District	RS-1 Low Density Single-Family Residential
	Existing Land Use	Single Family Residential

5. Background

This single-family residential property located on North Bay Island has an approximate land area of 9,200 square feet based on the Property Appraiser records. The existing home on this lot was built in 1954 and remodeled in 1975, for a total living area of 2,284 square feet.

The property owner, Demis Alain Rodriguez, is seeking to demolish and replace the existing structure with a new single-family home.

6. Description of Applicant's Request

The Applicant is requesting approval for a variance in accordance with the provisions of Sec. 7.3.-Procedure, of the Unified Land Development Code (ULDC), to provide a setback to 5 feet on the north side of the property as part of the construction of the proposed new single-family residential

structure. Per Sec. 8.10.A, a 10-foot setback is the minimum required for all properties in the RS-1 zoning district. The subject property is a waterfront lot that abuts the vegetated buffer and boundary wall of North Bay Island, as well as the public sidewalk of eastbound 79th Street Causeway (Figure 1).

Figure 1 – Aerial Photo

Source: Miami-Dade County Property Appraiser

Sec. 7.3 establishes the process for an Applicant to seek approval for a hardship-based variance. As explained in the Letter of Intent, the request for a reduced side setback is to cover and protect the home's necessary electrical and mechanical equipment instead of exposing them outdoors.

The Applicant has submitted a letter of authorization to Milanys Gonzalez to serve as agent representative during this process.



7. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

This application is deemed consistent with certain aspects of the Livability and Resilience pillars of the NBV100 Master Plan Vision, as the Applicant's intent is to protect the electrical and mechanical equipment from exposure to the natural elements.

8. Compliance with Variance Criteria

The proposed variance to reduce the north side setback is being requested in accordance with pursuant to the provision of Sec. 7.3 of the ULDC. The proposed deviation is from the requirements of Sec. 8.10.A, which establishes a minimum interior side setback of 10 feet for properties in the RS-1 zoning district.

Pursuant to Sec. 7.3.C, for the Planning and Zoning Board to recommend approval of a hardship variance, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. *There are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.*

   Applicant's Remark: The unique circumstance surrounding this property lies in the fact that a portion of its left side has been deeded to Dade County, Florida, "for highway purposes." As such, there are no buildings or structures on that side of the property. The proposed 5-foot extension on the left side will not encroach upon the County's deeded land, nor will it impact any neighboring properties. This exception is specific to the property in question and does not apply to other properties within the same zoning district, ensuring that it remains consistent with the surrounding area's character and legal requirements.

   Staff Evaluation: Although the plat of North Bay Island (Attachment 2) refers to land deeded by LeGro Properties, Inc. in 1932 to Dade County for highway purposes, the description of the plat does not indicate that the land came from the northernmost lots of North Bay Island. The plat of North Bay Island dates to 1940 –eight years after the land for the highway was deeded. Further, the construction of the original single family residential on this platted lot is from much later (1954).

   The lot is of a size and shape equivalent to all the lots on the east side of Beach View Drive, and similar to those across the street. Therefore, Staff does not find any exceptional circumstances and conditions which are peculiar to the land, structure, or building involved that are generally applicable to other lands, structures, or buildings in the same zoning district.

   It must be noted that the survey submitted with Mr. Rodriguez's application shows existing encroachments beyond Mr. Rodriguez's northern property line (a wood deck and a portion of the driveway). Based on Staff's review, there appears to be no justification for these encroachments, which date from approximately 1990. The encroachments would be removed by the demolition of the existing development.

2. *The special circumstances and conditions were not self-created by any person having an interest in the property.*

   Applicant's Remark: The special circumstance arises directly from the inherent design and layout of the highway, over which the property owner has no control.

Staff Evaluation: Staff proffers that the condition requiring the variance is self-created in that the Applicant proposes a new home purposely designed to encroach into the required setback. Even though the Applicant's stated rationale is a desire to enclose the mechanical and electrical equipment to protect it from the elements, plans submitted for the ground floor show a cabana bath and storage space, as well as a covered carport, all of which follow the same building line. The second-floor plan extends the proposed building line vertically to accommodate bathrooms and closets attached to the primary bedroom and a home gym. Staff deems these to be design choices that in no way reflect a unique circumstance outside of the control of the Applicant.

3. *Strict application of the provision of this chapter would deprive the Applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the Applicant.*

Applicant's Remark: The application is grounded in the reasonable use of the land and its lot coverage. The proposed design for the new residence adheres to contemporary standards, ensuring that the land, structure, and lot coverage are utilized efficiently and appropriately. Furthermore, the design is straightforward, without any complex or excessive features that would introduce undue hardship. The requested variance is essential to allow for the reasonable and practical use of the property, without imposing unnecessary constraints on the Applicant's ability to develop the land.

Staff Evaluation: The strict application of the provision of this chapter would not deprive the Applicant of the reasonable use of the land. The Applicant could design and build a new structure without the variance, as other property owners on the east side of Beach View Drive, with lots of a comparable size and shape, have. The proposed site plan meets other applicable provisions of the ULDC.

4. *Granting the variance requested will not confer on the Applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.*

Applicant's Remark: The requested variance will not grant the Applicant any undue advantage that is not available to other properties, structures, or buildings within the same Zoning District under the Unified Land Development Code.

Staff Evaluation: The ability to seek a variance is available to other property owners within the same zoning district. However, granting of the variance would confer an undue advantage to the Applicant by allowing a much larger house volume (approximately 5,500 sf under AC and over 8,000 gross sf) than other property owners within the same district can achieve while complying with the setback requirements.

5. *The Variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.*

Applicant's Remark: The variance is necessary to facilitate the optimal use of the land for the proposed design of the New Residence, ensuring it meets both functional and aesthetic requirements.

Staff Evaluation: The Applicant's remark does not rationalize that the request is the minimum necessary. In fact, a variance is not necessary at all to make possible the reasonable use the land, or to facilitate the construction of a new residential structure. In fact, the applicant was offered the alternative of an administrative adjustment, which would have allowed a lesser deviation. That option was declined.

6. *Granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Applicant's Remark: The granting of the variance will not only be in harmony with the general intent of this Chapter, but it will also have no negative impact on the neighborhood, preserving the public welfare and promoting the overall well-being of the community.

Staff Evaluation: The granting of the request would not be injurious to the neighborhood or detrimental to the public welfare or well-being of the community, but it would not be harmonious with the side distance other interior lots are providing, especially in light of the fact that this is the lot that abuts the public right of way of 79th St. Causeway.

7. *The variance request is not based exclusively upon a desire to reduce the cost of development.*

Applicant's Remark: The variance requested is not motivated by cost savings, but rather to enhance the overall integrity and functionality of the design.

Staff Evaluation: Staff concurs with the statement that the variance request is not based upon a desire to reduce the cost of development.

9. Staff Recommendation

Staff finds that the variance request is not motivated by need or hardship. Not only is the request the result of specific design choices, but it is unnecessary to overcome unique circumstances or challenges inherent to the lot or the structure. The request does not meet most of the ULDC's variance criteria required by Sec. 7.3 of the code. Therefore, Staff recommends denial of the request.

10. Planning and Zoning Board Recommendation

At a meeting held on April 9th, 2025, the Planning and Zoning Board voted 3-2 to recommend **denial** of the variance to the Commission.

Should the Commission find in favor of recommending approval, it is recommended that the conditions listed below be included. **Approval of the variance, if granted, shall not indicate, or imply approval of working drawings (plans) and specifications required for building permits.** All conditions shall be met as stated.

11. Conditions

1. The granting of this variance shall be limited to a reduction of 5 feet of the required setback on the north side of the subject property.
2. The property to which the variance applies shall be in strict conformance with plans on file.
3. All existing encroachments shall be eliminated through a demolition permit prior to the construction of a new residential structure and may not be reinstated.
4. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
5. Pursuant to Section 7.5, after the Village Commission has granted a variance, the variance so approved or granted shall expire after two years, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the variance was granted.

List of Attachments to Staff Report

Attachment 1 – Complete variance application
Attachment 2 – Copy of North Bay Island Plat
Attachment 3 – Boundary survey
Attachment 4 – Architectural drawings
Attachment 5 – Proof of mailed notice
Attachment 6 – Resolution (Proposed)

North Bay Village

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

APPLICATION FORM FOR VARIANCE REQUEST, INCLUDING EXTENSION OF AN UNEXPIRED VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL

This application form is to be used to petition for a variance from the regulations pursuant to Section 7.3. of the North Bay Village Unified Land Development Code. **This application may only be applied for by the owner of the property, which shall mean the person who owns and currently resides, or owns and intends to reside, at the subject premises, or their legal representative.**

Submit your application, with all the required information to the Village Planning and Zoning Official, via svargas@cgasolutions.com. Physical copies of materials may be requested prior to public hearing, to be delivered at the Village offices located at 1666 Kennedy Causeway, Suite 300. Variances require public hearings conducted by the Planning & Zoning Board and the Village Commission. Applications must be complete, and all required fees be paid in order to be accepted and placed on an agenda.

This application, including all supplemental forms and data, must be completed in accordance with the attached instructions and submitted with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check or credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone.

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Property Owner Name: DEMIS ALAIN RODRIGUEZ

2. Contact Phone: 786.420.7631 Email Address: demis@shrengineering.com

3. Mailing Address: 7821 BEACH VIEW DR NORTH BAY VILLAGE, FL 33141

4. Applicant Name: MILANYS GONZALEZ
(If different from Owner)

5. Contact Phone: (786) 663-3378 Email Address: milanysg@momagroupusa.com

6. Mailing Address 7855 SW 104 ST SUITE 230 MIAMI FL 33156

7. Address of Property Covered by the Application:
7821 BEACH VIEW DR NORTH BAY VILLAGE, FL 33141

8. Legal Description of Property Covered by the Application (add pages if needed):
NEW CONSTRUCTION - CUSTOME HOME 2 STORY RESIDENCE - PLANS WITH SCOPE OF WORK ATTACHED

9. Folio Number(s): 23-3209-008-0230

10. Lot Size (square feet): 9,200.0

11. Future Land Use and Zoning Designations: RS-1

12. Section(s) of the North Bay Village ULDC form which the Applicant Seeks Relief: ____

SECTION 7.3

13. Variance(s) Requested: _____

50% (5FT) OF THE LEFT SIDE SET BACK

14. Reasons for the Request (add pages if necessary): _____

REASONABLE USE OF THE LAND, STRUCTURE AND BUILDING

OWNER AFFIDAVIT/INTENT TO RESIDE

I, DEMIS ALAIN RODRIGUEZ being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed Variance application and that I currently reside on or intend to reside on the subject premises.

I have made every attempt to relocate/redesign the proposed improvement to avoid the variance(s) herein requested. I acknowledge that Village Commission has the authority to approve, modify, or deny my application and that in granting approval of my application the Village Commission may prescribe any appropriate conditions and safeguards necessary to protect and further the interest of the area and abutting properties.

This affidavit is subject to penalties of law (Perjury) and to possible voiding of any decision.

Signature

Sworn to and subscribed to before me this 21 day of February, 20 25.

Milanys Gonzalez

Notary

MILANYS GONZALEZ
Notary Public
State of Florida
Comm# HH272107
Expires 6/5/2026

Public Commission expires: June 5th, 2026

CONSENT TO PUBLIC HEARINGS

All requests for variances from the North Bay Village Code shall be considered at Public Hearings before the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Planning and Zoning Official shall certify that the petition is complete before the hearing is legally advertised. All applications shall be submitted to the Planning and Zoning Official on or before the deadline implemented by the Village.

All persons, firms, or corporations requesting a variance from the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village shall be deemed a condition precedent to the consideration of such a variance request.

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application before the Planning & Zoning Board and staff of North Bay Village, no rights shall vest on behalf of the applicant, which would be enforceable against the Village until after a Public Meeting is held by the Village Commission and the Village Commission has voted favorable on the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Chapter 7. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature _____

Print Name DEMIS ALAIN RODRIGUEZ

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF FLORIDA
COUNTY OF Miami-Dade

Sworn to and subscribed to before me this 21 day of February, 2025

by DEMIS ALAIN RODRIGUEZ, who is personally known to me, or who has produced _____ as identification.

Notary Public Signature

MILANYS GONZALEZ
Notary Public
State of Florida
Comm# HH272107
Expires 6/5/2026

Commission Number/Expiration June 5th, 2026

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: 2/21/2025

Relationship to the project: (e.g., property owner, architect, developer, attorney)

PROPERTY OWNER

Full Name: DEMIS ALAIN RODRIGUEZ

Current Address: 7821 BEACH VIEW DR

City: NORTH BAY VILLAGE State: FL Zip: 33141

Telephone: 786.420.7631 Email: demis@shrengineering.com

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.

Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF February, 2025

MILANYS GONZALEZ
Notary Public, State of Florida at Large

MILANYS GONZALEZ
Notary Public
State of Florida
Comm# HH272107
Expires 6/5/2026

My Commission expires JUNE 5TH, 2025.

Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.

2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.

2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.

3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.

4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.

5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.

CHECK LIST FOR THE APPLICANT

Mandatory Submittals:

- ☐ Complete Variance Application, including all required forms and affidavits, signed by property owner or owner's representative.
- ☐ Letter of Authorization from property owner, if different from Applicant.
- ☐ Letter of intent, signed by the Applicant (refer to page 5 of this document), explaining the nature of the request, justification for the proposed variance, evidence that the request complies with Subsection 7.3.D. of the North Bay Village Unified Land Development Code, and other pertinent information. Insufficient justification may result in denial of the application. The applicant must justify each individual variance in the letter of intent.
- ☐ Certified Land Survey dated within two (2) years of the filing date of the administrative adjustment application, reflecting all current conditions.
- ☐ Map or aerial photo showing adjacent properties, surrounding streets (labeled) and a north arrow.
- ☐ Photos of buildings and structures on the property concerned.
- ☐ Accurately dimensioned plans showing the location and spacing distance of the proposed construction in relation to property lines and existing structure(s), the general location and use of existing structures on property adjacent to the subject property; and the variance being requested clearly shown, (i.e., required versus proposed structure).
- ☐ Floor plans and elevations if required by the Planning and Zoning Official.
- ☐ Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

Optional Submittals:

- ☐ Signed consent letters from neighboring property owners.
- ☐ Different versions of the proposed variance based on alternative design options.

Applications are deemed incomplete until all mandatory submittals have been received by the Village Planning and Zoning Official.

EVIDENCE THAT THE REQUEST COMPLIES WITH SUBSECTION 7.3.D. OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE

In your Letter of Intent, or separately, address how the Variance Application complies with the following criteria.

For the Planning and Zoning Board to recommend approval, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. That there are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.
2. That the special circumstances and conditions were not self-created by any person having an interest in the property.
3. That the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.
6. That granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
7. The variance request is not based exclusively upon a desire to reduce the cost of development.

Office Use Only:

Date Submitted: _____ Total Paid: $_____

Date Paid: _____ Filing Fee: $_____

Cash or Check #_____ Cost Recovery Dep: $_____

Authorization Letter

To : City of North Bay Village
Building Department.

From: Demis Alain Rodriguez
Owner of Property located at 7821 Beach View Dr. North Bay Village, FL 33141 with Folio # 23-3209-008-0230.

I, Demis Alain Rodriguez, hereby authorize Milanys Gonzalez to do the following:

- Have full access to **Apply for Variance Request, including extension of an Unexpired Variance and/or Special Exception Approval.**

Thank you in advance for your assistance, and I appreciate your cooperation on this matter, Should you require any further information from me regarding the same I can be reached at demis@shrengineering.com

This authorization will be effective Today 02/21/2025.

Sincerely

Demis Alain Rodriguez

Signature and Date

Sworn to and subscribed to before me this 21 day of February, 20 25.

JOSELYS LLANES
MY COMMISSION #HH619502
EXPIRES: D[illegible]
Bonded through 1st State Insurance

Notary Name Sign and Seal.

LETTER OF INTENT

March 19, 2025

Attention To: City of North Bay Village, Building Department.

From: Demis Alain Rodriguez.
Owner of Property located at 7821 Beach View Dr. North Bay Village, FL 33141
with Folio # 23-3209-008-0230

This Letter of Intent (this "Letter") sets forth the mutual interest of Demis Alain Rodriguez, and City of North Bay Village, Building Department, regarding that we would like to present Apply for Variance Request, including extension of an Unexpired Variance and/or Special Exception Approval. - 7821 Beach View Dr. North Bay Village, FL 33141. (the "Applicant"). This Letter sets forth certain agreed upon terms and conditions. The Parties agree that their goal and interest herein is to bring about the revision, and thus, promise to negotiate cooperate in good faith for the period set forth below.

The Applicant intends to extend 5ft out of 10ft required of the left site setback for New Construction 2 Story Residence to use as per benefit of the project. The requested of those 5ft is based on the Proposal Design of New Residence that we are developing in the Lot.

The criteria are listed below.

1. That there are special circumstances and conditions which are peculiar to the *Land*, *Structure*, or *Building* involved and which are not generally applicable to other lands, structures, or buildings in the same *Zoning District*.

    - **The unique circumstance surrounding this property lies in the fact that a portion of its left side has been deeded to Dade County, Florida, for highway purposes. As such, there are no buildings or structures on that side of the property. The proposed 5-foot extension on the left side will not encroach upon the County's deeded land, nor will it impact any neighboring properties. This exception is specific to the property in question and does not generally apply to other properties within the same zoning district, ensuring that it remains consistent with the surrounding area's character and legal requirements.**

2. That the special circumstances and conditions were not self-created by any person having an interest in the property.

    - **The special circumstance arises directly from the inherent design and layout of the highway, over which the property owner has no control.**

3. That the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.

    - **The application is grounded in the reasonable use of the land and its lot coverage. The proposed design for the new residence adheres to contemporary standards, ensuring that the land, structure, and lot coverage are utilized efficiently and appropriately. Furthermore, the design is straightforward, without any complex or excessive features that would introduce undue hardship. The requested variance is essential to allow for the reasonable and practical use of the property, without imposing unnecessary constraints on the applicant's ability to develop the land.**

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same *Zoning District*.

    - **The requested variance will not grant the applicant any undue advantage that is not available to other properties, structures, or buildings within the same Zoning District under the Unified Land Development Code.**

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.

    - **The variance is necessary to facilitate the optimal use of the land for the proposed design of the New Residence, ensuring it meets both functional and aesthetic requirements.**

6. That granting the variance will be in harmony with the general intent and purpose of this Chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

    - **The granting of the variance will not only be in harmony with the general intent of this Chapter, but it will also have no negative impact on the neighborhood, preserving the public welfare and promoting the overall well-being of the community.**

7. The variance request is not based exclusively upon a desire to reduce the cost of development.

    - **The variance requested is not motivated by cost savings, but rather to enhance the overall integrity and functionality of the design.**

Demis Alain Rodriguez .
Sender Full Name and Signature

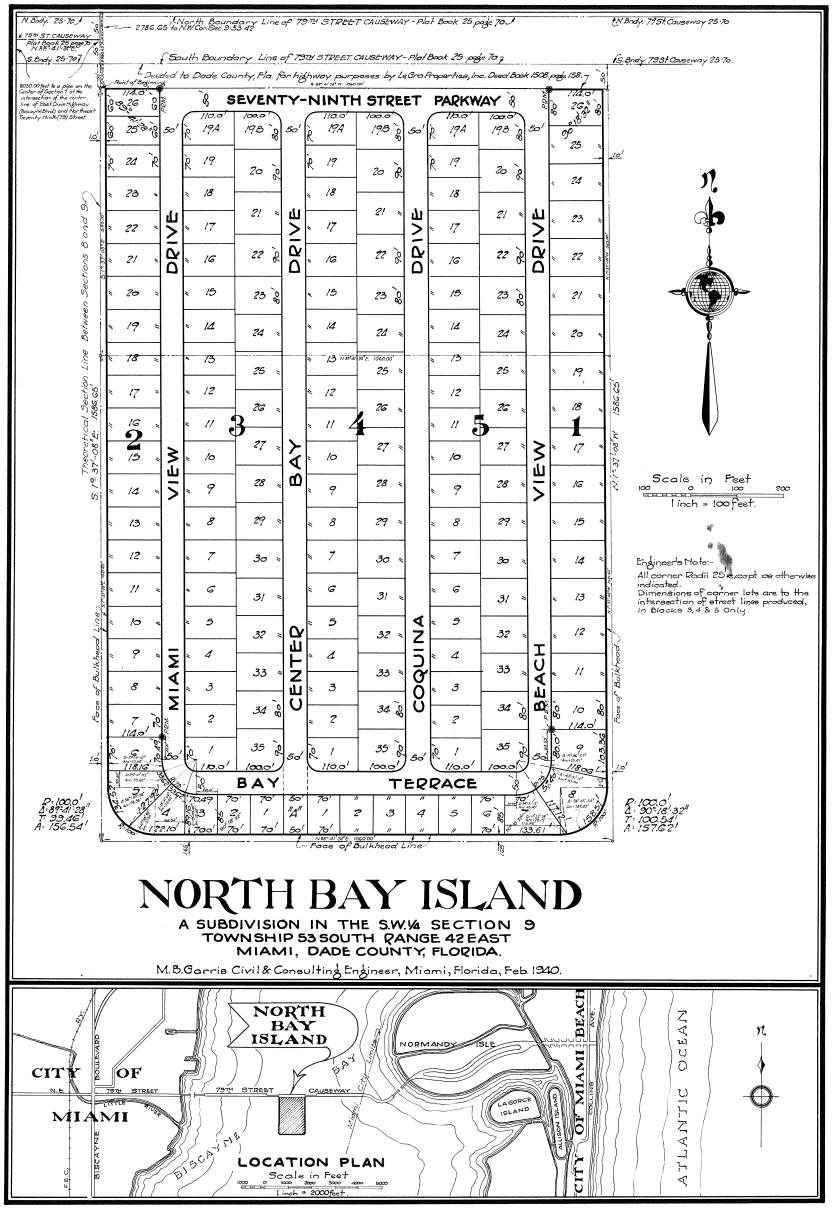
Agreed to and Accepted by:

City of North Bay Village, Building Department.

Receiver Signature

Receiver Full Name

40-59



NORTH BAY ISLAND

A SUBDIVISION IN THE S.W.¼ SECTION 9
TOWNSHIP 53 SOUTH RANGE 42 EAST
MIAMI, DADE COUNTY, FLORIDA.

M.B. Garris Civil & Consulting Engineer, Miami, Florida, Feb 1940.

KNOW ALL MEN BY THESE PRESENTS:-

That Sea-Bay Corporation, a corporation organized and existing under and by virtue of the laws of the State of Florida, has caused to be made the attached plat of "NORTH BAY ISLAND", a subdivision of the following described property situated, lying and being in Dade County, Florida, to wit:-

Begin at the Northwest corner of Section 9, Township 53 South, Range 42 East, run South 1 degree 37 minutes, 08 seconds East along the section line between sections 8 and 9 a distance of 2786.65 feet to the point of beginning of the tract of land herein described, said point being 50 feet in a Southerly direction from the point of intersection of the section line between sections 8 and 9 and the South Boundary line of the 79th Street causeway right-of-way as shown on a plat thereof recorded in Plat Book 25 at page 70 of the public records of Dade County, Florida; thence South 1 degree 37 minutes 08 seconds East a distance of 565 feet; thence North 88 degrees 41 minutes 24 seconds East a distance of 1060 feet; thence North 1 degree 37 minutes 08 seconds West a distance of 565 feet; thence South 88 degrees 41 minutes 24 seconds West a distance of 1060 feet to the point of beginning (the North boundary line of the above described tract of land is identical and the same as the South boundary line of that certain piece or parcel of land conveyed by LeGro Properties, Inc. to Dade County, Florida, by warranty deed dated December 5th, 1939 and filed for record December 23, 1939 in Deed Book 1908 at page 198 of the public records of Dade County, Florida).

Also the following tract of land in Dade County, Florida described as follows, to wit:-

Beginning at the Northwest corner of Section 9, Township 53 South, Range 42 East, run South 1 degree 37 minutes 08 seconds East along the section line between Sections 8 and 9 a distance of 3351.65 feet to the point of beginning of the tract of land herein described; thence run South 1 degree 37 minutes 08 seconds East along the said section line between sections 8 and 9 a distance of 1021.65 feet; thence run North 88 degrees 41 minutes 24 seconds East 1060.00 feet; thence run North 1 degree 37 minutes 08 seconds West a distance of 1021.65 feet; thence run South 88 degrees 41 minutes 24 seconds West a distance of 1060.00 feet to the point of beginning.

The official zoning regulations now in effect or as the same may be from time to time changed or amended, applicable to the area within which this subdivision is located, will be observed.

The Parkway, Terrace and Drives as shown on the attached plat, together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, our successors or assigns, the reversion or reversions thereof whenever discontinued by law.

IN WITNESS WHEREOF, Sea-Bay Corporation has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its secretary this 30th day of March A.D.1940.

Witnesses
Thomas A. Mountjoy — As to both signatures.

SEA-BAY CORPORATION
By Joel Hurt — President.
Attest Gordon McCracken — Secretary

STATE OF FLORIDA S.S.
COUNTY OF DADE

Before me this day personally appeared Joel Hurt and Gordon McCracken, President and Secretary, respectively, of Sea-Bay Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and for the purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and notarial seal at Miami, Florida, this 30th day of March A.D.1940.

Edith McCracken — Notary Public State of Florida.
My commission expires February 23, 1944.

Approved: City Planning Board, City of Miami, Florida. By: [illegible] Chairman

Approved for record [illegible] Director of Public Service, Miami, Florida.

This plat was approved by Ordinance No. 2337 passed and adopted by the city commission of Miami, Florida, this 11th day of July A.D. 1940.

Attest: [illegible] City Clerk. Signed: [illegible] Mayor.

Approved for record Edmund Friedman County Engineer Dade County, Florida.

This plat was approved by resolution of the Board of County Commissioners of Dade County, Florida, this 16 day of July A.D.1940.

Attest:- E.B. Leatherman, Clerk of the Circuit Court.

By: [illegible] Deputy Clerk. Signed: [illegible] Chairman of the Board.

I HEREBY CERTIFY that the attached plat of "NORTH BAY ISLAND" is a true and correct plat of such property as recently surveyed and platted under my direction. I Also Certify that permanent reference monuments were set the 10th day of July A.D.1940 in accordance with Section 7, Chapter 10275 (No 253) Laws of the State of Florida.

[illegible] Registered Civil Engineer No. 321
" Land Surveyor No. 49
State of Florida.

Filed for record this 16 day of July A.D.1940 at 2:51 P.M. in Book 41 of Plats at page 69 of the Public Records of Dade County, Florida. This plat complies with the provisions of Chapter 10275 (No. 253) Laws of the State of Florida.

E.B. Leatherman Clerk of the Circuit Court
By: H.E. Watson Deputy Clerk.

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS

www.survey-pros.com

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
POP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

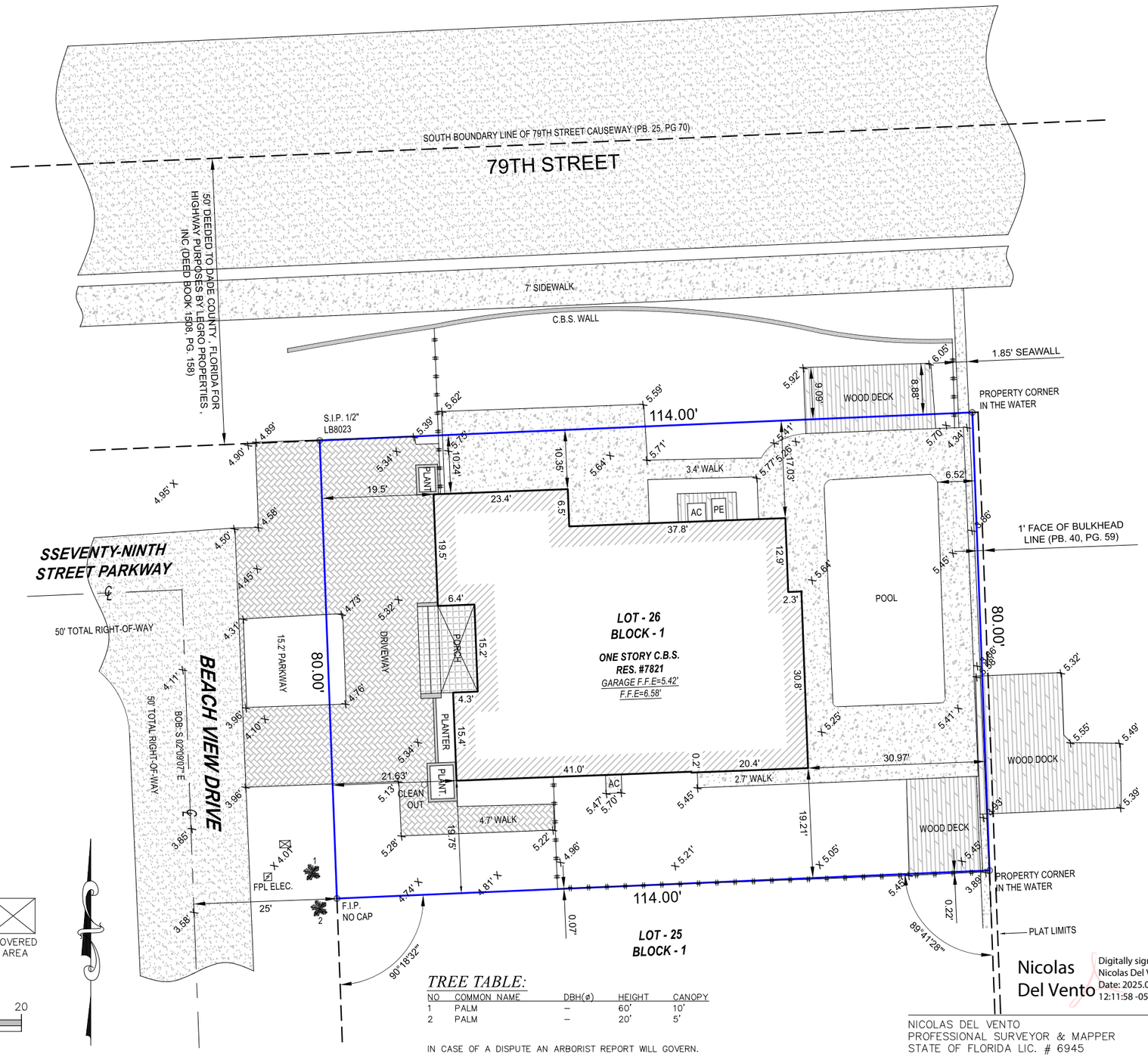
T = TELEPHONE RISER
CATV = CABLE TV RISER
WM = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= CATCH BASIN
= UTILITY POLE
Ⓓ = DRAINAGE MANHOLE
Ⓢ = SEWER MANHOLE
= METAL FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= EASEMENT
= BOUNDARY LINE
= OVERHEAD UTILITY LINE
= ORIGINAL LOT LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA

GRAPHIC SCALE

20 0 10 20

1"=20'



TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	PALM	–	60'	10'
2	PALM	–	20'	5'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

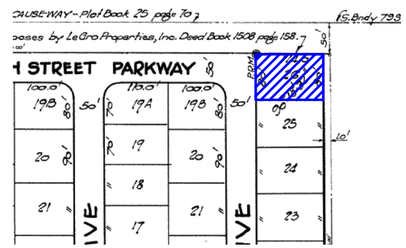
Nicolas Del Vento

Digitally signed by Nicolas Del Vento
Date: 2025.02.26 12:11:58 -05'00'

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

7821 BEACH VIEW DRIVE, NORTH BAY VILLAGE, FL. 33141

LEGAL DESCRIPTION:

LOT 26, OF NORTH BAY ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 59, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF NORTH BAY VILLAGE 120654
MAP & PANEL NUMBER 12086C0306 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF BEACH VIEW DRIVE BEARS S 02°09'07" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

CERTIFIED TO:

HIVO GONZALEZ

NICOLAS DEL VENTO LICENSE NO.6945 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DATE OF ORIGINAL FIELD WORK: 10/30/2024

JOB NUMBER: 241011720

DRAWN BY: ADRIEL

CAD FILE: GONZALEZ

SHEET 1 OF 1

REVISION(S):

300

BEACH VIEW RESIDENCE

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141



ILLUSTRATIVE RENDERING

ARCHITECTURE	
SHEET NO.	**SHEET NAME**
A0-01	GENERAL NOTES & SYMBOLS
A0-02	SURVEY AS PER REFERENCE ONLY
A0-03	SITE PLAN
A0-04	LOT COVERAGE
A0-05	PAVERS AND GREEN AREA CALCULATION
A1-01	GROUND FLOOR PLAN
A1-02	SECOND FLOOR PLAN
A1-03	THIRD FLOOR PLAN
A2-01	BUILDING ELEVATION_ FRONT & REAR FACADE
A2-02	BUILDING ELEVATION_ LEFT & RIGHT FACADE
A3-01	EXISTING RESIDENCE PHOTOS

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:31:31 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 **301**

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:

173

DESIGNED BY:

O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

INDEX

SHEET ID:

A0-00

SYMBOLS

NORTH ARROW

1 — COLUMN / WALL REFERENCE GRIDS

A — COLUMN / WALL REFERENCE GRIDS

1 / A-05 — WALL SECTION

SHT. OM WHICH SECTION IS SHOWN

A-A / A-03 — BUILDING SECTION

A-A / A-03 — SHT. ON WHICH SECTION IS SHOWN

1 / A-05 — DETAIL

SHT. ON WHICH DETAIL IS SHOWN

XXX — DOOR NO.

A — WINDOW NO.

A — WALL TYPE

EXISTING FIRE RATED WALL, # INDICATES HOURS

101 — ROOM NO.

BREAK OR CUT LINE

ELEVATION
NGVD OR AFF RELATED

6 — TYPICAL KEY NOTE

4 — ELEVATION NO.

1 / A-705 / 2 / 3 / 4 — INTERIOR ELEVATION KEY

OPERABLE GLASS SLIDING DOOR

FIXED GLASS SLIDING DOOR

ELECTRICAL PANEL

MAIN ENTRANCE

MATERIALS

STRUCTURAL CONCRETE

CONCRETE MASONRY

WOOD (FINISH)

GROUT

WOOD (ROUGH)

INSULATION (RIGID)

INSULATION (FOAM)

GLASS

ALUMINUM

STUCCO OR PLASTER ON MTL. LATH

GYPSUM BOARD

METAL - SMALL SCALE

INSULATION (FIBROUS)

STEEL

ABBREVIATION

A.	ANCHOR
A/C.	AIR CONDITIONING
ACOUST.	ACOUSTICAL
ACP.	ACOUSTICAL CEILING PANEL
A.D.	AREA DRAIN
AFF.	ABOVE FINISH FLOOR
AL./ ALUM.	ALUMINUM
ANOD.	ANODIZE
@	AT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.M.	BENCH MARK
CAB	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
CL.	CENTERLINE
CL./CLO.	CLOSET
CLG./CLNG.	CEILING
COL.	COLUMN
CMU	CONCRETE
CONC.	MASONRY UNIT CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COVER'G.	COVERING
D	DRYER
DBL	DOUBLE
D.D.	DECK DRAIN
D.F.	DRINKING FOUNTAIN
DIAM.	DIAMETER
DIM	DIMENSION
DET./DLT.	DETAILS
DWG.	DRAWING
E.A.	EACH
E.F.	EXHAUST FAN
E.J.	EXPANSION JOINT
ELECT./ELEC.	ELECTRICAL
ELEV.	ELEVATION / ELEVATOR
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION / EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FEC/FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET
FHA.	FAIR HOUSING ACT
FIN.	FINISH
FLUOR.	FLUORESCENT
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
GA.	GAUGE
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
GALV.	GALVANIZED
GS.	GALVANIZED STEEL
GL.	GLASS
H.B.	HOSE BIBB
HCPD.	HANDICAPPED
HCWD	HOLLOW CORE WOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HDWE.	HARDWARE
HT.	HEIGHT
H.P.	HIGH POINT
I.D.	INTERIOR DIMENSION
INSUL.	INSULATION
INTERM	INTERMEDIATE
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
L. / LIN.	LINEN
LAM.	LAMINATED
LAV.	LAVATORY
L.P.	LIGHT POLE/LOW POINT
M.	MIRROR
MANUF.	MANUFACTURER
MAT.	MATERIAL
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
NEOPR.	NEOPRENE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM/1929
N.I.C.	NOT IN CONTRACT
NO. / #	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION/OVERFLOW DRAIN
O.H.	OVERHANG
O.S.	OVERFLOW SCUPPERS
P.A.D.	PARKING AREA DRAIN
PTN	PARTITION
PJ	PANEL JOINT
PL	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PLAM	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
P.P.	POWER POLE
P.M.	PARKING METER
R.C.P.	REFLECTED CEILING PLAN
RE	REFER TO
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D	REQUIRED
REV.	REVERSE
RFEC	RECESSED FIRE EXISTING. CABINET
RM.	ROOM
R.D.	ROOF DRAIN
SHT.	SHEET
SCH.	SCHEDULE
SFEC	SEMI-RECESSED FIRE EXISTING. CABINET
SH.	SHOWER
S.S.	STAINLESS STEEL
STL	STEEL
STD.	STANDARD
SECT.	SECTION
SIM.	SIMILAR
SPECS	SPECIFICATIONS
ST./STO.	STORAGE
STRUCT.	STRUCTURE
SCWD.	SOLID CORE WOOD
TEL.	TELEPHONE
TEMP.	TEMPERED
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAN.	VANITY
VCT.	VINYL COMPOSITION TILE

GENERAL NOTES:

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATED OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
6. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI -301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
7. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
8. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
9. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS AREAS PER SCHEDULES.
10. NO TIE BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
11. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.

12. ARCHITECT/INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
13. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
14. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE", CURRENT EDITION. NOTE ALL LOCAL CODES SHALL PREVAIL.
16. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
18. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.

19. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
20. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
21. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
22. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
23. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
24. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

25. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
26. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
27. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE
28. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
29. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
30. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED. BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ENGINEER/OWNER
31. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE SOUTHFLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES ANDOR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
32. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES, BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
33. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE TEMPERED GLASS CAT. II.

35. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER F.B.C 2023 / R606

1.1. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,

1.2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,

1.3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES,

1.4. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.

1.5. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING,

1.6. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)

1.7. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.

TERMITE PROTECTION

THE BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC R318.1

DOOR REQUIREMENTS FOR MEANS OF ESCAPE:

A- THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 36" IN WIDTH AND 6'-8" IN HEIGHT. TO COMPLY WITH FBC R311.4.2

B- ALL EGRESS DOOR SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF ANY KEY OR SPECIAL KNOWLEDGE OR EFFORT AS PER FBC R311.4.4

C- AT LEAST ONE BATHROOM AT HABITABLE LEVEL MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 29" IN OPEN POSITION FOR HANDICAPPED ACCESS. TO COMPLY WITH THE FBC 11-4.22.2 & FBC R322.1.1

SHOWERS

SHOWER WALLS SHALL BE CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NON ABSORBENT WATER RESISTANT MATERIALS UP TO 72" HEIGHT. TO COMPLY W/ FBC R307.2 WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USEDI N THE FOLLOWING LOCATIONS:
- OVER VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT.
- WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOS HIGH HUMIDITY.
- G.C. SHALL USE CEMENT BOARD AS A BAKER BOARD.

FLAME SPREAD AND SMOKE DENSITY

WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.TO COMPLY WITH FBC R302.9.
WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. FBC.R315.2

REQUIRED BACKING AND WALL FIXTURES

STUDS IN BEARING WALLS, EXTERIOR WALLS AND NOT BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2" x 4", WHERE SPACED NOT MORE THAN 16"O.C ; OR, NOT LESS THAN 2"x 6", WHERE SPACED NOT MORE THAN 24"O.C. A MINIMUN 2" x 4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET AS PER FBC R4409.5.1.15

SECURITY AND FORCED ENTRY PREVENTION

ALL SINGLE EXTERIOR DOOR SWINGS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVEABLE DIRECTION THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE THE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUN THROW BOLTS WITH INSERTS. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A SOLT OR PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL OR MEETING MULLIONS. THESE DOORS SHALL BE CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN A LOCKED POSITION. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS. JAMBS OF ALL EXTERIOR OFF SET TYPE IN-SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO MAINTAIN THE INTEGRITY OF LOCKS AND LATCHES. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICES SHALL COMPLY WITH ANSI 297.1EXTERIOR SWINGING DOORS IF WOOD SHALL BE 1-3/4" THICK SOLID CORE.

INSULATION

INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR CEILING ASEMBLIES, ROOF CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYIN&MOKE-DEVELOPED INDEX NOT TO EXCEED 450. TO COMPLY WITH FBC R302.10.1

EGRESS

PROVIDE CLEAR OPENING OF NOT LESSTHAN 5.7 SO. FT. W1TH THE WIDTH NOT LESSTHAN 20"ANDTHEHIGHT NOT LESS THAN24".
THE BOTTOM OF THEOPENING SHALL BENOT MORE THAN 44" FROM THEFLOOR. TO COMPLYWITH FBC R310.11R310.1.11R310.1.2 & R310.1.3

EGRESS AND SECURITY NOTES - F.B.C. 2023 RESIDENTIAL

1. HEAD ROOM : MEANS OF EGRESS SHALL BE DESIGNED AND MAINTAINED TO PROVIDE A MINIMUM HEADROOM OF 7 FT WITH PROJECTION FROM THE CEILING AT LEAST 6'-8" ABOVE THE FINISH FLOOR. F.B.C.R305
2. LOCKS: A NIGHT LATCH, DEAD BOLT OR SECURITY DEVICE MAY BE USED ON EXIT DOOR FROM A DWELLING UNIT, PROVIDE SUCH DEVICES ARE OPEN ABLE FROM THE INSIDE WITH-OUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT F.B.C. R311.4.4
3. WINDOWS : REQUIRED IN ALL HABITABLE ROOM FOR LIGHT AND VENTILATION AND SHALL BE SO CONSTRUCTED THAT WHEN FULLY OPENED THE TOTAL OPEN SPACE SHALL BE NO LESS THAN 4 PERCENT OF THE ROOM FLOOR AREA. F.B.C. R303.1
4. AREA OF THE WINDOWS FOR LIGHT AND VENTILATION MUST BE AT LEAST 8 % OF ROOM FLOOR AREA FBC-R303.1
5. TOILET ROOM WINDOWS MUST BE AT LEAST 3 SQ. FT. 1/2 OF WHICH MUST BE OPEN ABLE OR SHALL HAVE AN APPROVED EQUIVALENT MECHANICAL VENT. F.B.C. R303.3
6. MINIMUM EXIT DOOR SHALL BE 3 FEET IN WIDTH AND 6'-8" IN HEIGHT F.B.C. R311.4.2
7. AT LEAST ONE BATHROOM DOOR MUST PROVIDE A MIN. CLEAR OF 29" FOR HANDICAP ACCESS F.B.C. R322.1.1
8. GLASS DOORS AND GLASS PANEL ADJACENT TO DOORS MUST BE CATEGORY II SAFETY GLASS. F.B.C. R308
9. DIFFERENCE IN FLOOR LEVEL BETWEEN OPPOSITE SIDES OF EXTERIOR DOOR CAN BE MAXIMUM OF 7-3/4" IN. F.B.C. R311.4.3
10. A LEVEL AREA AT LEAST AS DEEP AS THE DOOR WIDE MUST BE MAINTAINED ON BOTH SIDE OF THE DOOR. MIN. 36 IN. F.B.C. R311.4.3
11. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NO LESS THAN 3 FEET F.B.C. R311.3

WALL DESCRIPTION

DENOTES: NEW 8" x 8" x 16" CONCRETE MASONRY WALL W/ No. 9 LADDER TYPE JT. REINFORCEMENT @ 16" O.C VERTICAL ,5/8" STUCCO (EXT) AND 1/2" GYPSUM BOARD*WI* SMOOTH FINISH OVER 1"x2" P.T. WO. FURRING @ 24" O.C. AND R-4.1INSULATION BETWEEN FURRING.

DENOTES: NEW 3-5/8" METAL STUDS (25Ga.) @ 24" O.C.W/ 1/2" GYPSUM BOARD EACH SIDE (TYPICAL).

DENOTES: EXISTING 2" x 4" WOOD STUDS @ 24" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE (TYPICAL)

GENERAL ROOFING AND WATERPROOFING NOTES

THE FOLLOWING ARE SPECIFICATIONS FOR WATER PROOFING-APPLIED APPLICATIONS SUBCONTRACTOR MUST SUBMIT TO THE CONTRACTOR AND ARCHITECT ALL PRODUCT INFORMATION FOR REVIEW AND APPROVAL ALL APPLICATIONS ARE ON TOP OF CONCRETE SLABS. ALL ROOFING APPLICATIONS TO BE 20 YEARS WARRANTED.

1.- ROOFING SYSTEM.
T.P.O ROOFING MEMBRANE OVER LIGHTWEIGHT CONCRETE AND ROOF SLAB WITH AN AVERAGE R-19 VALUE INSULATION.
2.- ROOF TERRACES.
FLUID APPLIED ELECTROMETRIC WATERPROOFING MEMBRANE SYSTEM UNDER FINISHED FLOOR. (SEE TREMCO/VULKEM 201). UNDER SEPARATE PERMIT
3.- ROOF DECKS.
POLYURETHANE DECK COATINGS SYSTEM W/ BASE/TOP COATS MEMBRANE W/ ULTRAVIOLET RESISTANT PROPERTIES (SEE TREMCO/VULKEM 450/451)
4.- ROOFTOP WALKWAYS SYSTEM.
FOR ROOF FINISH PROTECTION, PROVIDE ROOFTOP WALKWAYS
5.- ROOF DRAINS.
PROVIDE ROOF DRAINS AT EACH LOW POINT OF THE ROOF AS REQUIRED, CONFORM TO ASME A112.21.2. ROOF DRAINS SHALL BE CALCULATED AS PER F.B.C., PLUMBING, CHAPTER 11. ROOF DRAINS SHALL HAVE STRAINERS EXTENDING NOT LESS THAN 4 INCHES ABOVE THE SURFACE OF THE ROOF (FLORIDA BUILDING CODE, BUILDING & PLUMBING)
6.- COUNTERFLASHING.
FORMED METAL OR ELECTROMETRIC COUNTERFLASHINGS, SHALL BE SECURED ON TO WALL, CURB, PIPE.ROOF-TOP UNITS OR OTHER SURFACES TO COVER OR PROTECT THE UPPER EDGE OF A BASE FLASHING AND ITS ASSOCIATED FASTENERS. METAL COUNTERFLASHINGS SHALL BE 26Ga. MIN.(G-90 GALV),OR STAINLESS STEEL, 16 OUNCE COPPER, 0.025 INCH ALUMINUM, LEAD SHEET WITH A MIN. 2.5 LBS/SF, OR EQUIVALENT NON CORROSIVE METAL ALLOYS, OR COMPOSITE MATERIALS MANUFACTURED FOR USE AS ROOF TERMINATION. (F.B.C. 2023 CH 15)
7.- CRICKETS.
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY VOLUME GREATER THAN 30 INCHES OVER THE ROOF SURFACE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL, OR THE SAME MATERIAL AS THE ROOF COVERING. (F.B.C.CH15)
8.- CONCRETE SLAB/VEHICULAR CASTING. POLYURETHANE TRAFFIC DECK COATING W/BASE/ INTERMEDIATE TOP COATS MEMBRANE. (SEE TREMCO VULKEM 350/345/346)
9.- CONCRETE SLAB/ PEDESTRIAN CASTING. SLIP RESISTANT PEDESTRIAN WATERPROOFING SYSTEM W/ POLYURETHANE BASE/TOP COATS MEMBRANE.(SEE TREMCO VULKEM 350/351)

SECONDARY ROOF DRAIN SYSTEM NOTES

1.- SECONDARY (EMERGENCY) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON (2023 FLORIDA BUILDING CODE, PLUMBING).
2.- SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION WHICH WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL. (2023 FLORIDA BUILDING CODE PLUMBING)
3.- SECONDARY (EMERGENCY) ROOF DRAIN SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE FOR WHICH THE PRIMARY SYSTEM IS SIZED. SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED. SCUPPERS SHALL NOT HAVE AN OPENING DIMENSION OF LESS THAN 4 INCHES (102 MM). THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN SIZING THE SECONDARY ROOF DRAIN SYSTEM (2023 FLORIDA BUILDING CODE, PLUMBING).
4.- WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF, OR OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE PLACED IN WALLS OR PARAPETS WITH THE INLET FLOW LINE NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE / PLUMBING. (F.B.C.CH15).
5-WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS OR OVERFLOW SCUPPERS SIZED INACCORDANCE WITH FLORIDA BUILDING CODE. PLUMBING SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE, PLUMBING (FLORIDA BUILDING CODE 2023, BUILDING CH 15).

R VALUES FOR EXTERIOR WALLS AND ROOF

BUILDING THERMAL ENVELOPE:
WINDOWS U VALUE = 1.04 SHGC = 0.28; WALL INSULATION R = 5; ROOF CEILING INSULALTION R = 30

I. CODES

(F.B.C.) FLORIDA BUILDING CODE, 2023 8th EDITION
(F.R.C.) FLORIDA RESIDENTIAL CODE, 2023 8TH EDITION
(F.E.B.C.) FLORIDA EXISTING BUILDING CODE, 2023 8th EDITION
(F.M.C.) FLORIDA MECHANICAL CODE, 2023 8th EDITION
(F.E.C.) FLORIDA ELECTRICAL CODE, 2023 8th EDITION
(F.P.C.) FLORIDA PLUMBING CODE, 2023 8th EDITION
(F.F.P.C.) FLORIDA FIRE PREVENTION CODE 2021 8th EDITION
(N.F.P.A.) 101 LIFE SAFETY CODE, 2023 8th EDITION
(F.A.C.) FLORIDA ACCESSIBILITY CODE, 2023 8th EDITION

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 302

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:

173

DESIGNED BY:

O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

GENERAL NOTES & SYMBOLS

SHEET ID:

A0-01

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

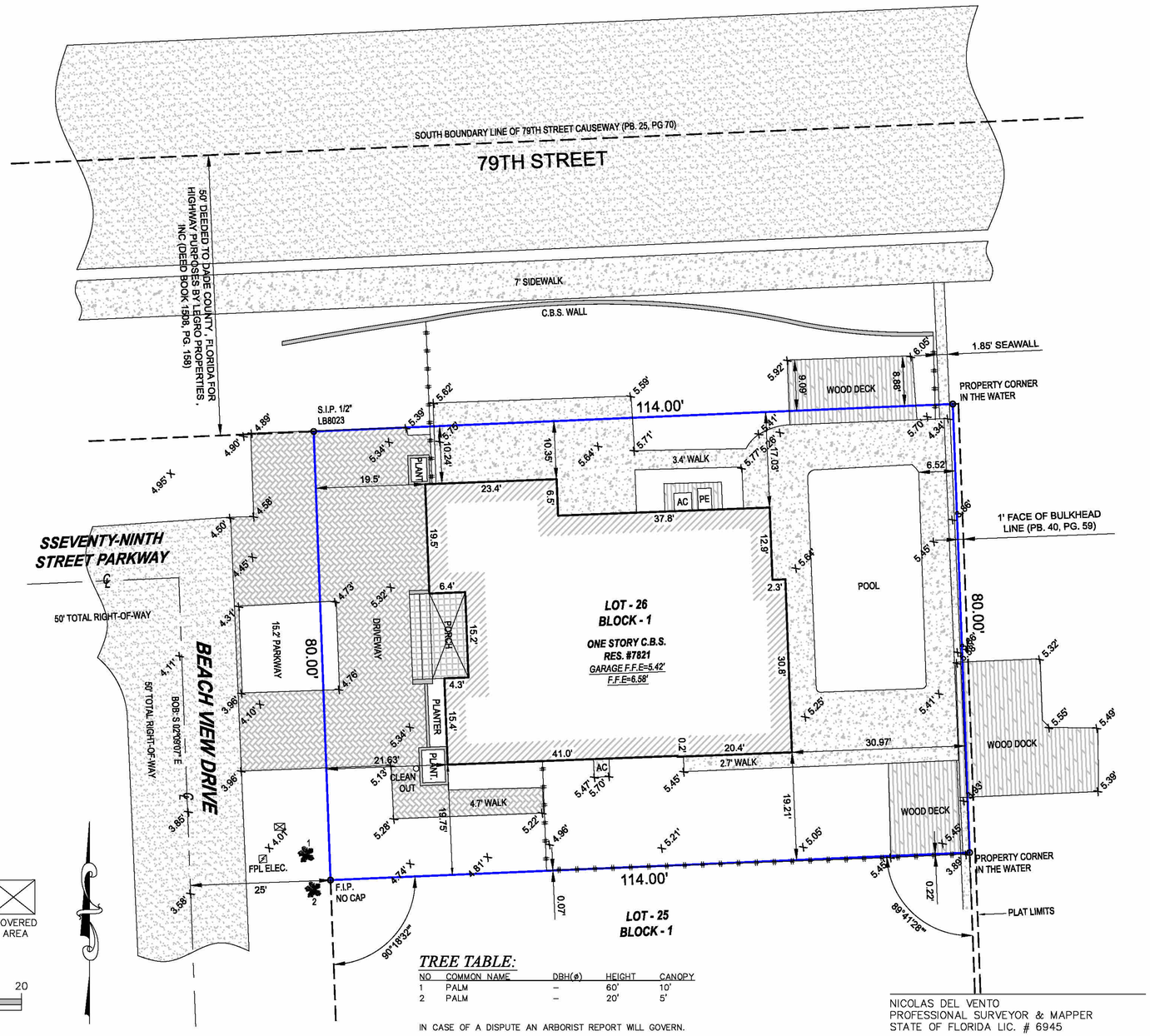
SYMBOLS:

= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= CATCH BASIN
= UTILITY POLE
= DRAINAGE MANHOLE
= SEWER MANHOLE
= METAL FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= EASEMENT
= BOUNDARY LINE
= OVERHEAD UTILITY LINE
= ORIGINAL LOT LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA

GRAPHIC SCALE

20 0 10 20
1"=20'



TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	PALM	–	60'	10'
2	PALM	–	20'	5'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

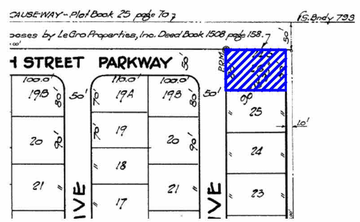
CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

7821 BEACH VIEW DRIVE, NORTH BAY VILLAGE, FL. 33141

LEGAL DESCRIPTION:

LOT 26, OF NORTH BAY ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 59, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF NORTH BAY VILLAGE 120654
MAP & PANEL NUMBER 12086C0306 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF BEACH VIEW DRIVE BEARS S 02°09'07" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

CERTIFIED TO:

HIVO GONZALEZ

SEAL

DATE OF ORIGINAL FIELD WORK: 10/30/2024
JOB NUMBER: 241011720
DRAWN BY: ADRIEL
CAD FILE: GONZALEZ
SHEET 1 OF 1
REVISION(S):

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 303

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

DATE
02/21/2025

REVISIONS
Issue | Issue date / For

DRAWING TITLE:
SURVEY AS PER REFERENCE ONLY

SHEET ID:
A0-02

ZONING NOTES

"ZONING" OF THE ULDC OF NORTH BAY VILLAGE, FLORIDA.
RS-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.

USES PERMITTED.
SINGLE-FAMILY RESIDENTIAL DWELLINGS INCLUDING DULY LICENSED HOME OCCUPATION.

SITE DEVELOPMENT STANDARDS.
MINIMUM LOT SIZE:
AREA—7,000 SQUARE FEET
FRONTAGE—70 FEET

MAXIMUM BUILDING HEIGHT:
30 FEET ABOVE BASE FLOOD ELEVATION (BFE) PLUS MINIMUM FREEBOARD.

MINIMUM FLOOR AREA:
ONE STORY—2,000 SQUARE FEET
TWO STORY—2,600 SQUARE FEET

LOT COVERAGE:
THE PERCENTAGE OF THE TOTAL AREA OF THE LOT, THAT WHEN VIEWED FROM ABOVE, IS OCCUPIED BY THE GROUND FLOOR OF ALL STRUCTURES AND BUILDINGS MAINPRINCIPAL AND ACCESSORY, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, OR FROM 75 THE EXTERIOR FACES OF SUPPORTING EXTERIOR COLUMNS FOR ANY PORTION OF THE GROUND FLOOR NOT ENCLOSED BY EXTERIOR WALLS OR FROM THE CENTERLINE OF WALLS SEPARATING TWO BUILDINGS. SWIMMING POOLS AND IMPERVIOUS OR COVERED PARKING AREAS, DRIVEWAYS, WALKWAYS, PATIOS, AND TERRACES SHALL BE INCLUDED IN THE LOT COVERAGE CALCULATIONS, EXCEPT AS MAY BE OTHERWISE PROVIDED.

PERVIOUS AREAS:
25% OF THE COMBINED SQUARE FOOTAGE OF ALL PARKING AREAS, DRIVEWAYS, WALKWAYS, PATIOS AND TERRACES BUILT.

GREEN SPACE:
A MINIMUM OF 20% OF THE TOTAL LOT AREA SHALL BE MAINTAINED AS GREEN SPACE, INCLUDING AT LEAST 40% OF THE SPACE IN THE FRONT YARD AREA.
THE AREA OF LANDSCAPE STRIPS IN DRIVEWAYS OR WALKWAYS SHALL COUNT TOWARD THE GREEN SPACE 155 REQUIREMENT.

ROOFTOP DECKS AND TERRACES, NOT EXCEEDING A COMBINED SURFACE AREA OF 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW OR 400 SQUARE FEET, WHICHEVER IS GREATER, AND SET BACKS AT LEAST 10 FEET FROM EACH SIDE OF THE STRUCTURE'S EXTERIOR OUTER WALLS, WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION NOT FACING A STREET, AND FROM THE REAR ELEVATION FOR NON-WATERFRONT LOTS. ROOFTOP DECKS AND TERRACES SHALL MEET THE REQUIREMENTS OF SUBSECTION 8.17.G. AND 185 SECTION 9.21.

ROOFTOP ENCLOSURES NO MORE THAN 200 SQUARE FEET IN AREA, EXCLUDING THE ENCLOSED SQUARE FOOTAGE DEDICATED TO AN INTERIOR STAIRCASE OR ELEVATOR SHAFT. THE ENCLOSURE SHALL BE LOCATED AS CLOSE TO THE CENTER OF THE ROOF AS POSSIBLE AND BE VISUALLY RECESSIVE SUCH THAT IT DOES NOT BECOME A VERTICAL EXTENSION OF EXTERIOR BUILDING ELEVATIONS AS VIEWED FROM ANY PROPERTY LINE AS DEMONSTRATED BY A SIGHTLINE DIAGRAM AND SHALL MEET THE HEIGHT RESTRICTIONS OF SUBSECTION 8.17.G.87. 192 ROOFTOP ENCLOSURES SHALL NOT HAVE INTERIOR PLUMBING OR KITCHEN FACILITIES.

PARAPET WALL RAILINGS ASSOCIATED WITH A ROOF DECK OR TERRACE, NOT TO EXCEED 48 INCHES 206 ABOVE THE FINISHED ROOF DECK HEIGHT

ROOFTOP DECKS AND TERRACES, NOT TO EXCEED 6 INCHES ABOVE THE MAIN ROOFLINE. BUILT IN 209 PLANTERS, GARDENS OR SIMILAR LANDSCAPING AREAS, NOT TO EXCEED 3.5 FEET ABOVE THE FINISHED ROOF DECK HEIGHT, MAY BE PERMITTED IMMEDIATELY ABUTTING THE ROOF DECK AREA. ALL 211 LANDSCAPE MATERIAL SHALL BE APPROPRIATELY SECURED.

ROOFTOP TRELLISES OR PERGOLAS, NOT TO EXCEED 10 FEET IN HEIGHT, PROVIDED SUCH STRUCTURES 213 HAVE A ROOF OF CROSS RAFTERS OR LATTICEWORK AND THE AREA COVERED IS NO MORE THAN 50% OF 214 THE TERRACE OR DECK AREA ALLOWED IN SUBSECTION 8.16.A.1.A.(65)(A). TRELLISES AND PERGOLAS 215 SHALL BE APPROPRIATELY SECURED AGAINST AN ELEVATOR OR STAIRCASE OR AS REQUIRED BY THE 216 FLORIDA BUILDING CODE.

SITE NOTES

1- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
2- ALL APPROACHES TO BE COORDINATED WITH STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC.
3- LANDSCAPING SHALL COMPLY WITH ORDINANCE 98.13 CHAPTER 18-A OF CODE/ FLORIDA LANDSCAPE ORDINANCE.

BUILDING AREAS CALCULATION

HOUSE UNDER A/C AREA	
1ST LEVEL AC AREA	2,324.16 SF
2ND LEVEL AC AREA	3,092.92 SF
3RD LEVEL AC AREA	167.26 SF
TOTAL AC AREA	**5,584.34 SF**

HOUSE TOTAL GROSS AREA			
1ST LEVEL		**2ND LEVEL**	
AC AREA	2,324.16 SF	2ND LEVEL AC AREA	3,092.92 SF
CARPORT	644.75 SF	BALCONIES	277.67 SF
STORAGE / POOL EQUIP.	147.25 SF	TERRACE	250.0 SF
COVERED ENTRANCE	92.28 SF	**3RD LEVEL**	
OUTDOOR KITCHEN AND TERRACE	762.56 SF	3RD LEVEL AC AREA	167.26 SF
		ROOF DECK	394.17 SF
HOUSE TOTAL GROSS AREA	**8,153.02 SF**		

LOT COVERAGE/ OPEN SPACE AREAS	
LOT AREA	9,200.0 SF (100.00%)
LOT COVERAGE	4,699.2 SF = 51.08% (60% MAX)
OPEN SPACE/ PAVER AREA	992.47 SF
IMPERVIOUS PAVER AREA	818.89 SF (82.51%)
PERVIOUS PAVER AREA	173.58 SF (17.49 %)
TOTAL OPEN SPACE	4,798.8 SF (52.16%)

PROJECT DATA

PROJECT NAME:	BEACH VIEW DR RESIDENCE
PROPERTY ADDRESS:	7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141- 4011
FOLIO:	23-3209-008-0230
OWNER:	DEMIS ALAIN RODRIGUEZ.
ZONING DISTRICT:	RS-1. LOW DENSITY SINGLE - FAMILY RESIDENTIAL DISTRICT
SUB - DIVISION:	NORTH BAY ISLAND
FLOOD INFORMATION:	FLOOD ZONE: AE. BASE FLOOD ELEVATION OF 8.0 FEET (NGVD)
NET LOT AREA:	9,200.0 Sq.Ft

LEGAL DESCRIPTION.

LOT 26, BLOCK 1, NORTH BAY ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 59, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK.

NEW CONSTRUCTION SINGLE-FAMILY CUSTOM RESIDENCE.

THIS IS A NEW CONSTRUCTION TWO STORY SINGLE-FAMILY RESIDENCE ON A LOT WITH AN EXISTING ONE STORY SINGLE-FAMILY HOME, TO BE DEMOLISHED IN IT'S ENTIRELY.

DEMOLITION WORKS SHALL BE UNDER SEPARATE PERMIT.

ZONING ANALYSIS

BUILDING DISPOSITION / BUILDING PLACEMENT

LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA	7,000.0 SF min.	9,200.0 SF
LOT WIDTH	70 FT min.	80 FT
LOT COVERAGE	60% of lot net area	4,699.2 SF (51.08%)
GREEN SPACE	20% Lot Area min.	2,237.17 SF (24.32%)

BUILDING SETBACK

FRONT	20'-0"	25'-0"
SIDE (SOUTH)	10'-0"	10'-0"
SIDE (NORTH)	10'-0"	5'-0" (REDUCTION 50%)
REAR	20'-0"	-
WATERFRONT	20'-0"	30'-0"

BUILDING HEIGHT

PRINCIPAL BUILDING	Max overall height including rooftop trellises, pergolas and permitted enclosures: 36 ft measured from BFE plus min. freeboard	36'-0"
PARAPET WALL	4'-0" MAX HEIGHT	2'-0"
FREEBOARD	2'-0" FT MIN 4'-0" FT MAX	2'-0"

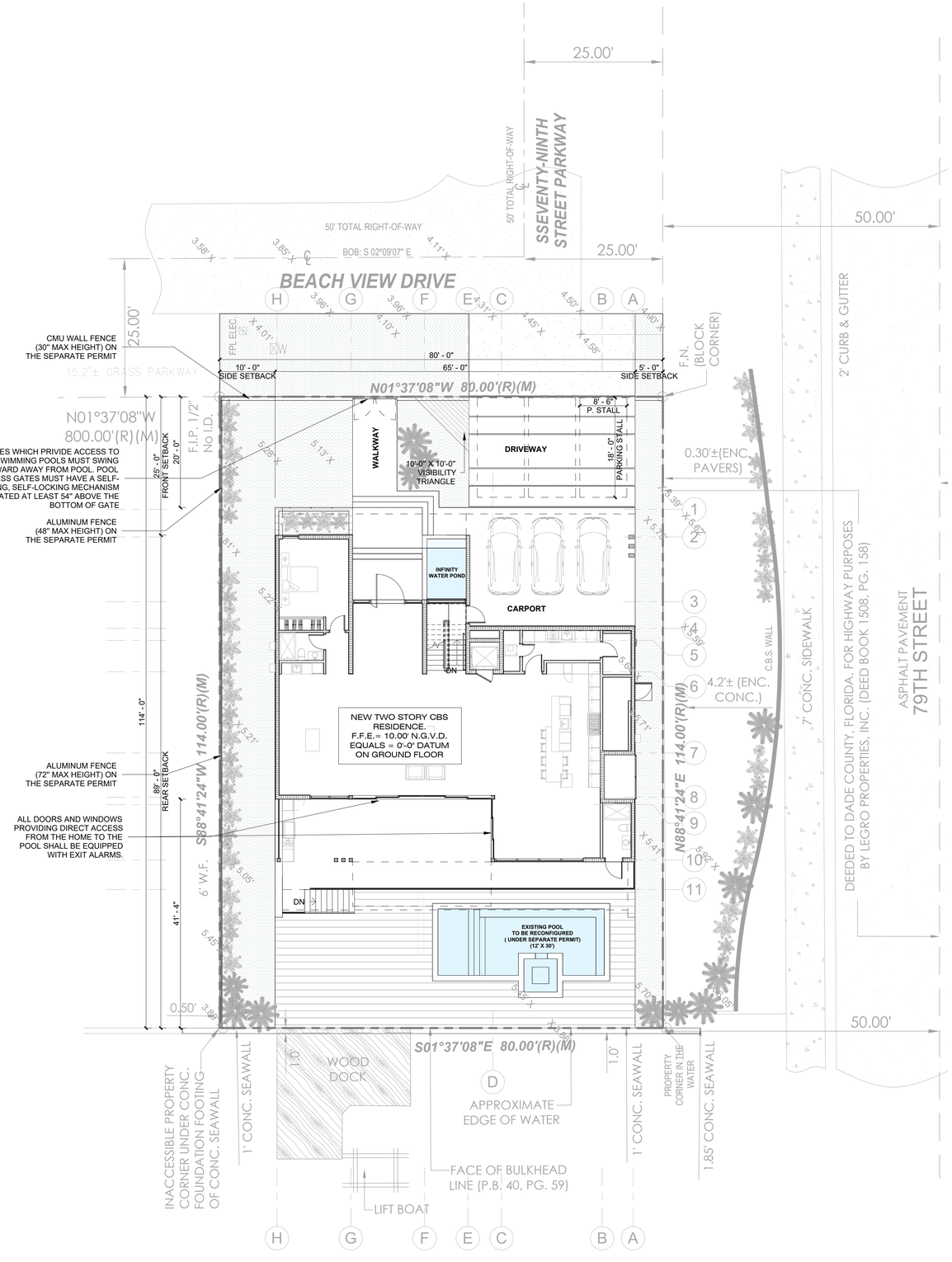
ROOF TOP

ENCLOSED	200 SF MAX.	195.8 SF
TERRACE/ DECK SETBACK	10'-0" MIN	17'-10"
TERRACE/ DECK AREA	400 SF MAX.	394.8 SF

ELEVATION	FINISH FLOOR ELEVATION	GARAGE/STORAGE	GRADE
EXISTING	-	-	-
PROPOSED	10.00' NGVD	5.50' NGVD	4.50' NGVD



LOCATION PLAN
SCALE: N.T.S.



01 SITE PLAN
SCALE: 3/32" = 1'-0"

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 **304**

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N.SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

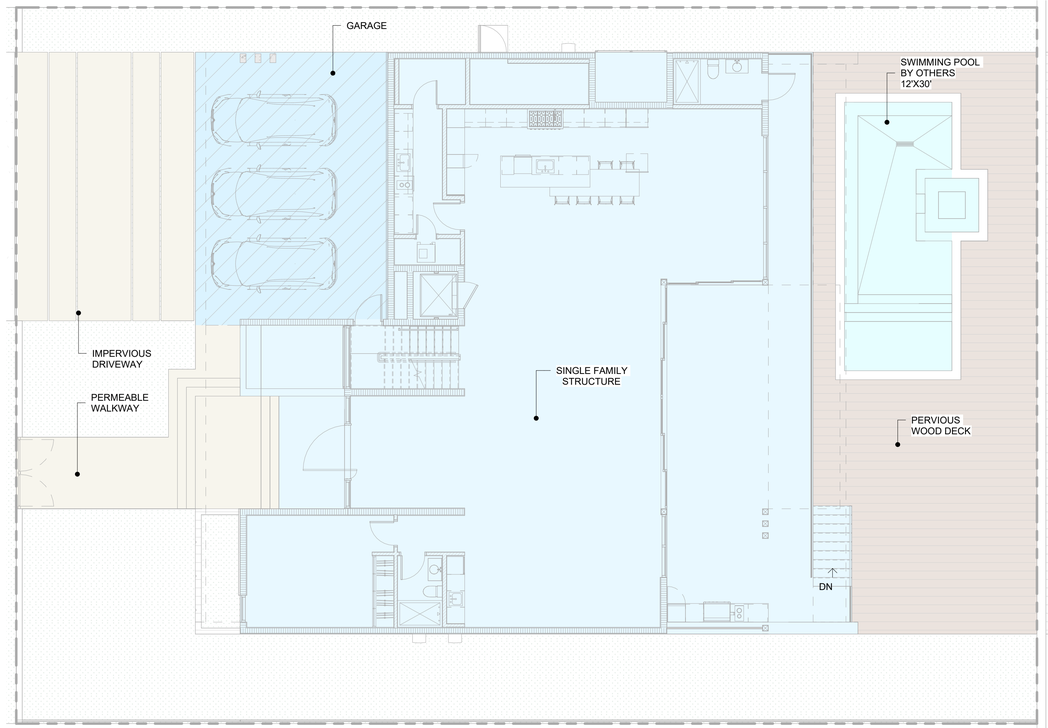
DATE
02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:
SITE PLAN

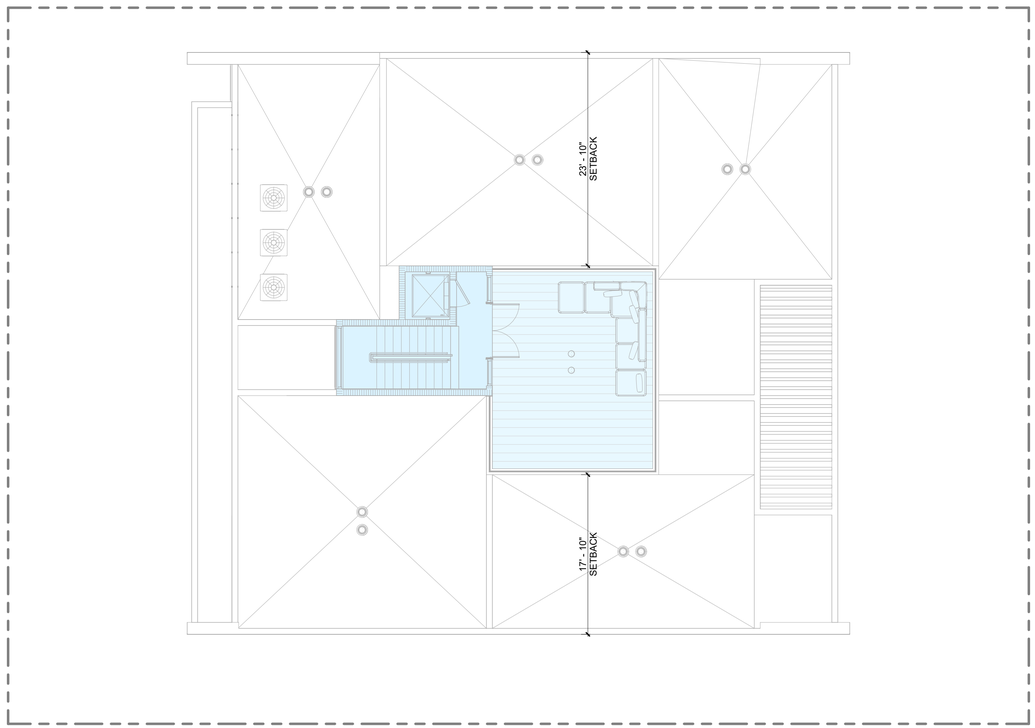
SHEET ID:
A0-03



POOL DECK	1,146.33 SF	SINGLE FAMILY	3,676.45 SF	POOL	378.0 SF
WALKWAY	339.83 SF	DRIVEWAY	570.0 SF	CARPORT	644.75 SF

LOT SIZE	TOTAL LOT COVERAGE AREA
9,200 SF	4,699.2 SF = 51.08 % (60% MAX)

01 LOT COVERAGE AREA
SCALE: 1/8" = 1'-0"



LOT SIZE	ROOF ENCLOSED (centered on roof)	ROOF DECK
9,200.0 SF	195.8 SF (200 SF MAX)	394.17 SF = 9.58% (of the floor area of enclosed floor immediately below)

02 LOT COVERAGE. ROOF DECK / TERRACE
SCALE: 1/8" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 **305**

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

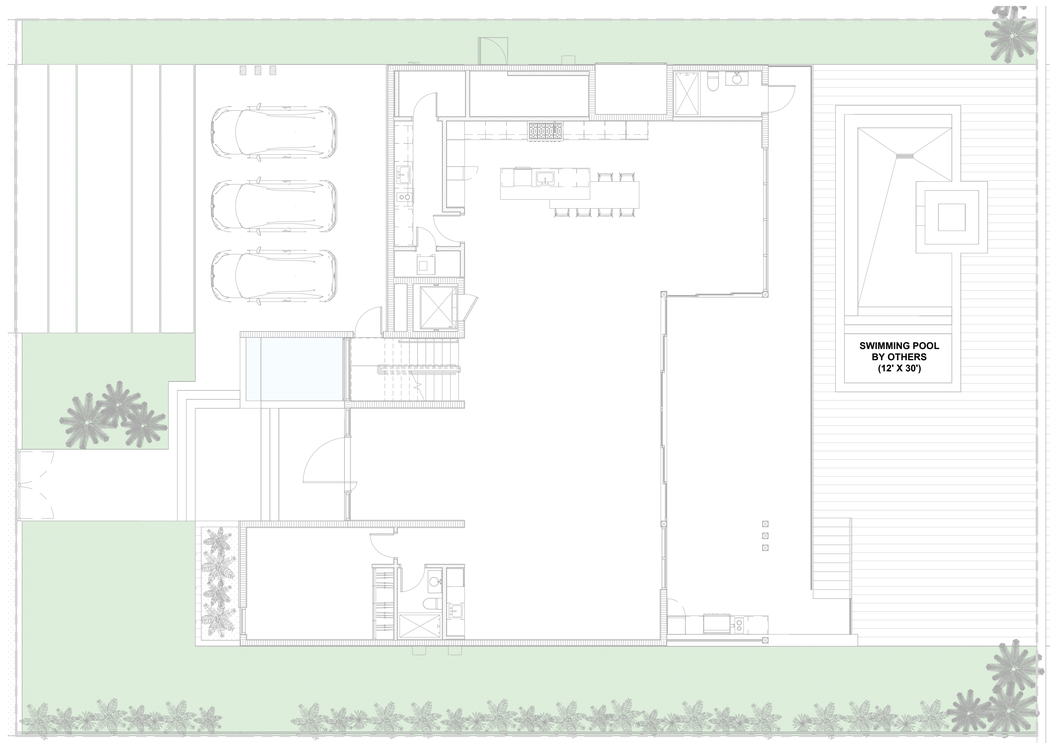
DATE
02/21/2025

REVISIONS

Issue	Issue date / For

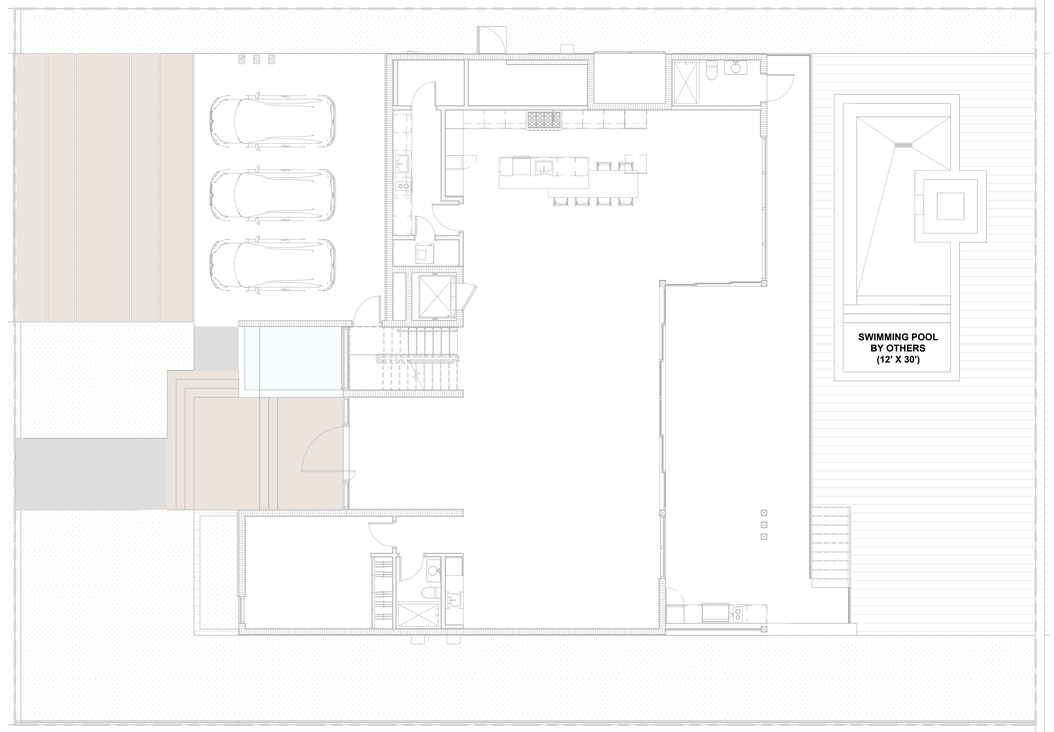
DRAWING TITLE:
LOT COVERAGE

SHEET ID:
A0-04



LOT SIZE	LANDSCAPE OPEN SPACE AREA
9,200.0 SF	2,237.17 SF = 24.32 % (including 40% in the space in the front yard area)

01 GREEN AREA CALCULATION
SCALE: 1/8" = 1'-0"



LOT SIZE	OPEN AREA CALCULATION
9,200.0 SF	4,798.8 SF = 52.16%

PAVER AREA	IMPERVIOUS PAVER AREA	PERVIOUS PAVER AREA
1002.05 SF	841.47 SF	160.58 SF = 16.03 % (25% MAX of total paver area)

02 PAVERS AREA CALCULATIONS
SCALE: 1/8" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 306

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

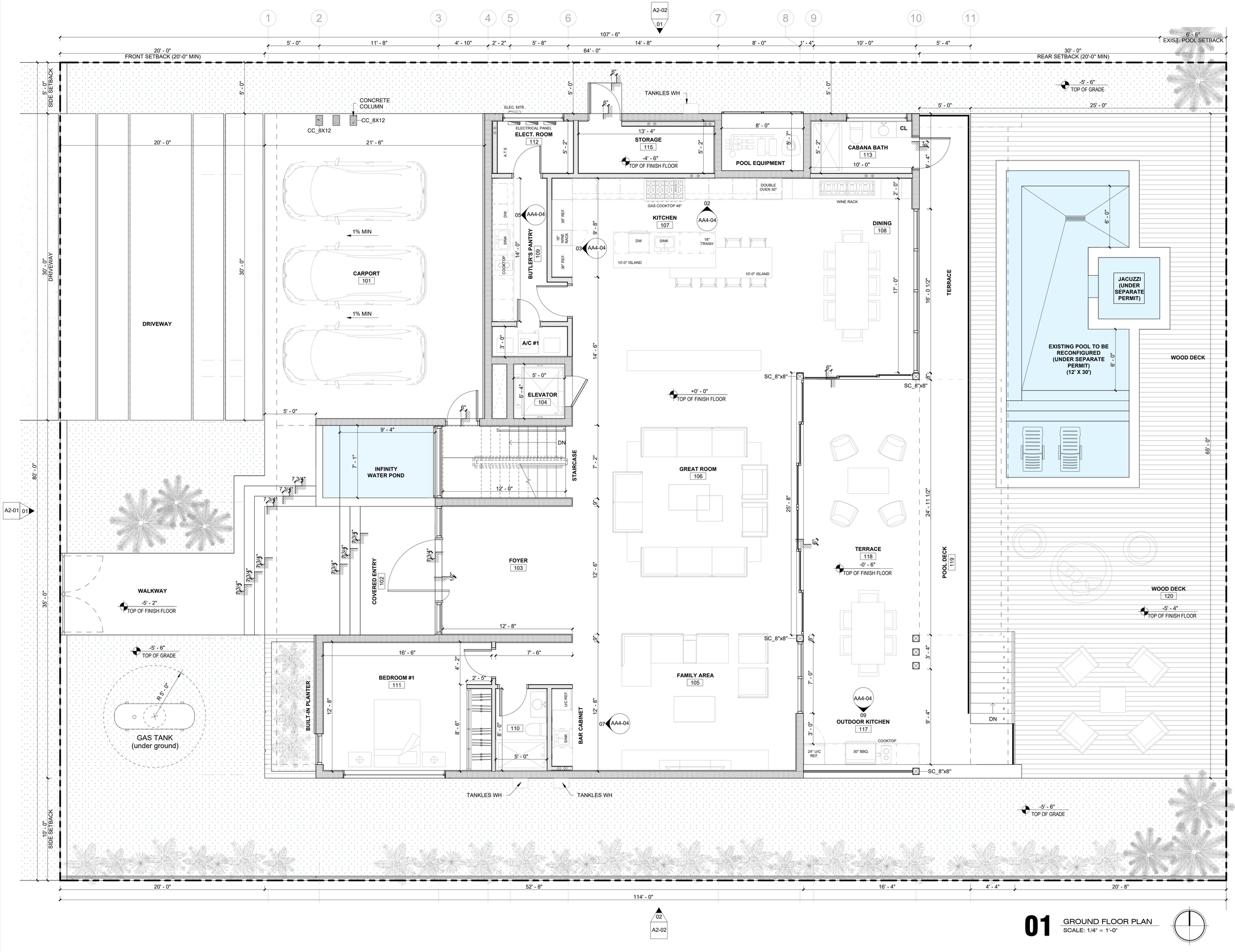
CHECKED BY:
A. VALDES

DATE
02/21/2025

REVISIONS
Issue **Issue date / For**

DRAWING TITLE:
PAVERS AND GREEN AREA CALCULATION

SHEET ID:
A0-05



01 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 **307**

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

DATE
02/21/2025

REVISIONS

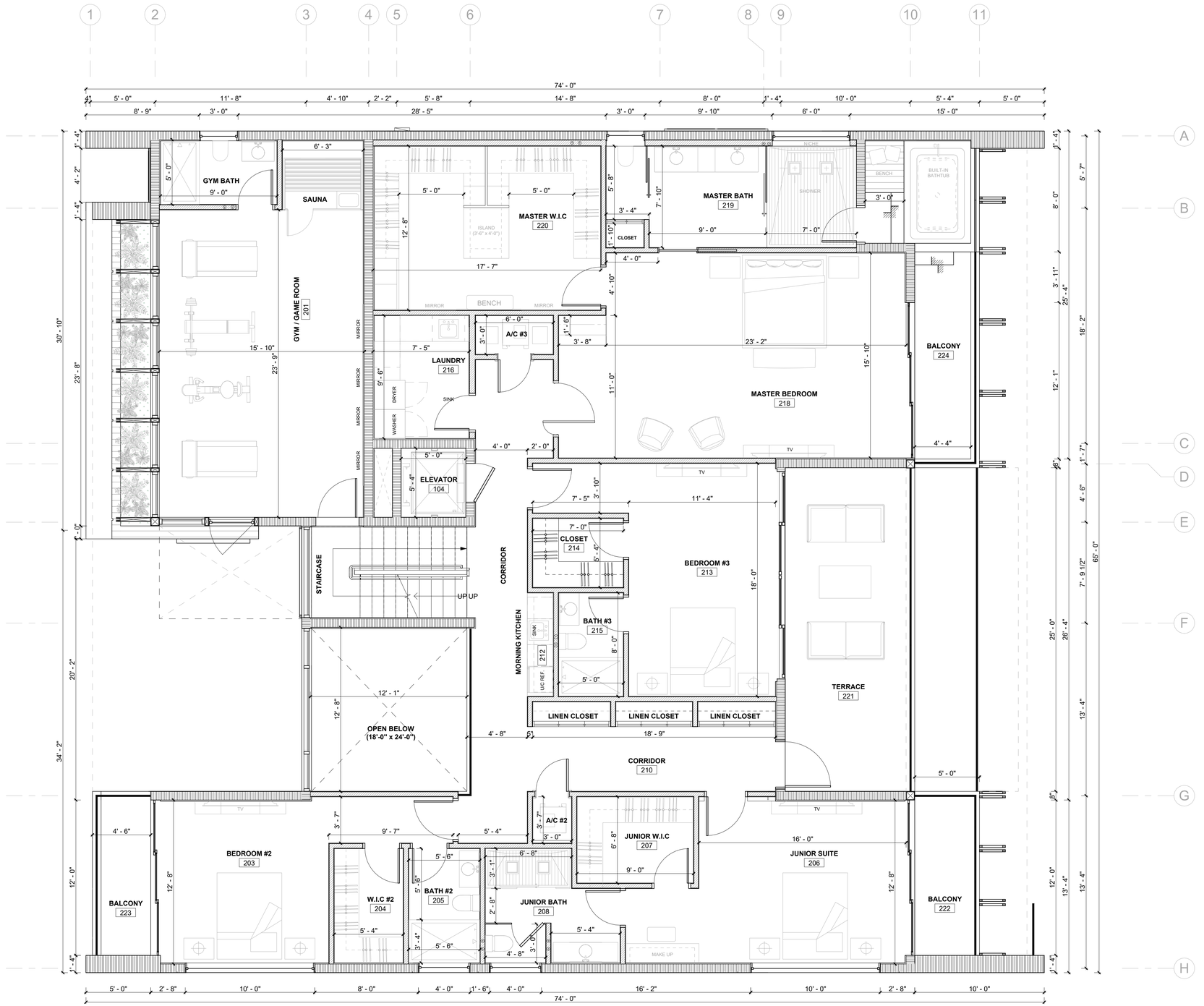
Issue	Issue date / For

DRAWING TITLE:

GROUND FLOOR PLAN

SHEET ID:

A1-01



01 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL TYPE/ PARTITION TYPE LEGEND:

NEW 8" CMU (CONCRETE MASONRY WALL), 1HR FIRE-RATED. REFER TO WALL SECTIONS & WALL TYPES.

NEW 8" CMU (CONCRETE MASONRY WALL), GYPSUM BOARD ATTACHED. REFER TO WALL SECTIONS & WALL TYPES.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (4" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS 5/8" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS 5/8" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

NEW INTERIOR PARTITION 4-5/8" METAL STUDS (6" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS 5/8" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

X — EACH WALL TYPE IS REPRESENTATIVE FOR THE WALL MATERIAL AND THE FIRE RATE ASSIGNED. THE FINISHING MATERIAL ON EACH SIDE OF THE WALL IT IS NOT ALWAYS REPRESENTED. SEE FINISH SCHEDULE FOR EACH ROOM FINISH MATERIAL

WALL TYPES / PARTITION TYPES.
WALL TYPES AND PARTITION TYPES ARE LABELED ON OVERALL FLOOR PLANS REFER TO WALL TYPES AND PARTITION TYPES DETAILS A5-07

COLUMN TYPE

STEEL COLUMN (SEE STRUCTURAL DRAWING)

101 — EXTERIOR DOOR
A5-01 FOR ALL DOOR TYPES AND DETAILS

101 — INTERIOR DOOR
A5-01 FOR ALL DOOR TYPES AND DETAILS

A — WINDOW/ TYPE

1 — RAILING TYPE

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

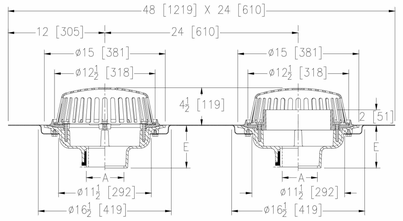
DATE
02/21/2025

REVISIONS

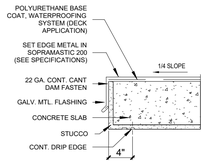
Issue	Issue date / For

DRAWING TITLE:
SECOND FLOOR PLAN

SHEET ID:
A1-02



02 COMBO OVERFLOW DETAIL
SCALE: 1" = 1'-0"



03 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"

ROOF LEGEND:

COMBINATION ROOF AND OVERFLOW DRAIN

ROOF SLOPE

NOTE: SYMBOLS NOT TO SCALE FOR GRAPHIC PURPOSES

ROOF DESCRIPTION:
1. ROOF SLOPE = 1/4" PER 12" MIN. U.O.N
2. OVERFLOW DRAIN SHALL BE PLACED TO PREVENT AN ACCUMULATION OF NO MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF.
3. SINGLE-PLY THERMO PLASTIC ROOF ON MIN. R20 SLOPED RIGID INSULATION SYSTEM OR APPROVED EQUAL

NOTE:
FOR STRUCTURAL CONNECTIONS REFER TO STRUCTURE DWGS.
-VERIFY ALL DIMENSIONS IN FIELD PRIOR OF INSTALLATION OR FABRICATION OF ANY BUILDING COMPONENT. BRING ANY DISCREPANCY TO THE ATTENTION OF THE AOR/ EOR INMEDIATELY FOR DISPOSICION.

NOTE:
FOR ROOF DRAINAGE CALCULATIONS REFER TO PLUMBING DRAWINGS AS PER FLORIDA PLUMBING CODE TABLE 1106.3.

DRAIN CALCULATION

GPM= AREA 1 x 0.052, FBC P 1101.7 C
GPM= 619 SQ. FT. x 0.052
GPM= 32.18

GPM= AREA 2 x 0.052, FBC P 1101.7 C
GPM= 884 SQ. FT. x 0.052
GPM= 45.96

GPM= AREA 3 x 0.052, FBC P 1101.7 C
GPM= 601 SQ. FT. x 0.052
GPM= 31.25

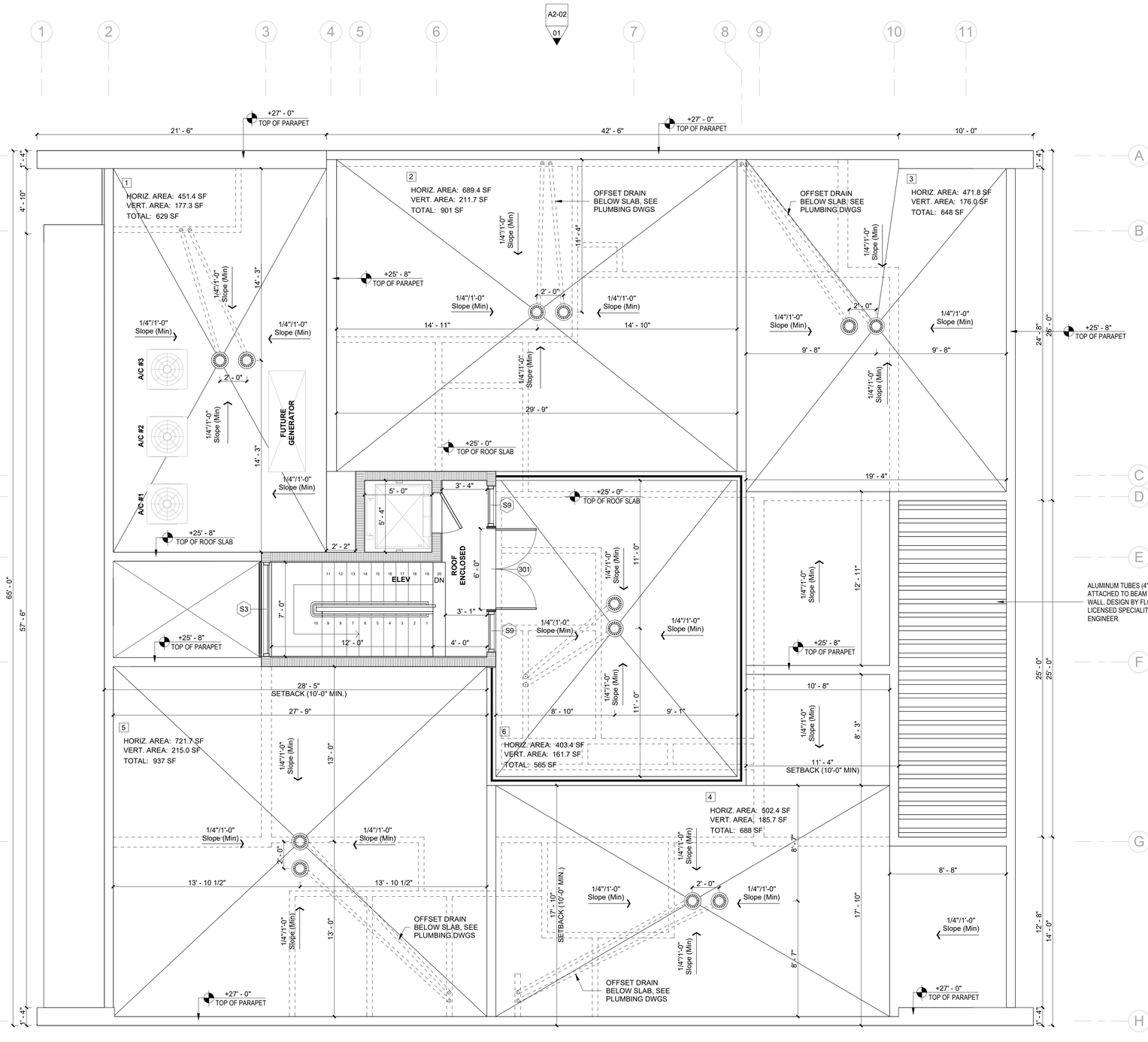
GPM= AREA 4 x 0.052, FBC P 1101.7 C
GPM= 675 SQ. FT. x 0.052
GPM= 35.10

GPM= AREA 5 x 0.052, FBC P 1101.7 C
GPM= 794 SQ. FT. x 0.052
GPM= 41.28

GPM= AREA 6 x 0.052, FBC P 1101.7 C
GPM= 554 SQ. FT. x 0.052
GPM= 28.80

GPM= AREA 7 x 0.052, FBC P 1101.7 C
GPM= 609 SQ. FT. x 0.052
GPM= 31.66

PIPE SIZES (inches)	CAPACITY (GPM) TABLE 1106.2 FBC				
	VERTICAL DRAIN (GPM)	SLOPE HORIZONTAL DRAIN			
		1/16 INCH PER FOOT	1/8 INCH PER FOOT	1/4 INCH PER FOOT	1/2 INCH PER FOOT
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689



01 ROOF PLAN. LEVEL +25'-0"
SCALE: 1/4" = 1'-0"

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 **309**

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

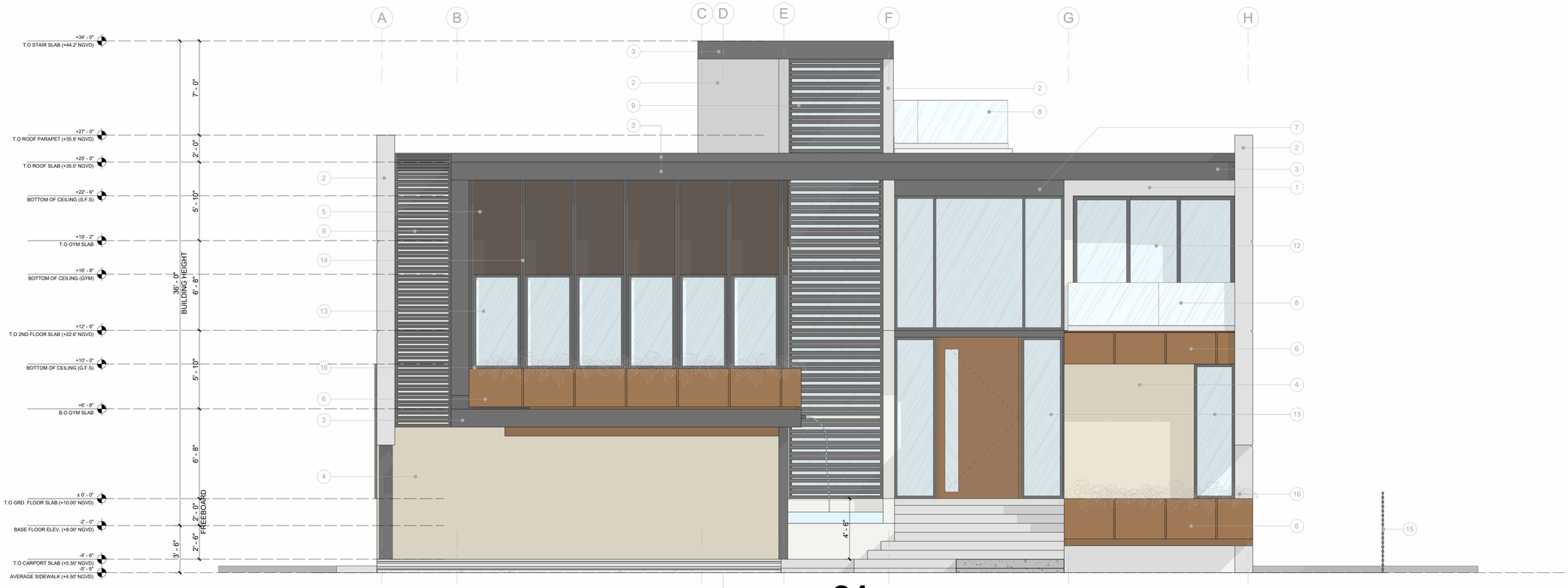
CHECKED BY:
A. VALDES

DATE
02/21/2025

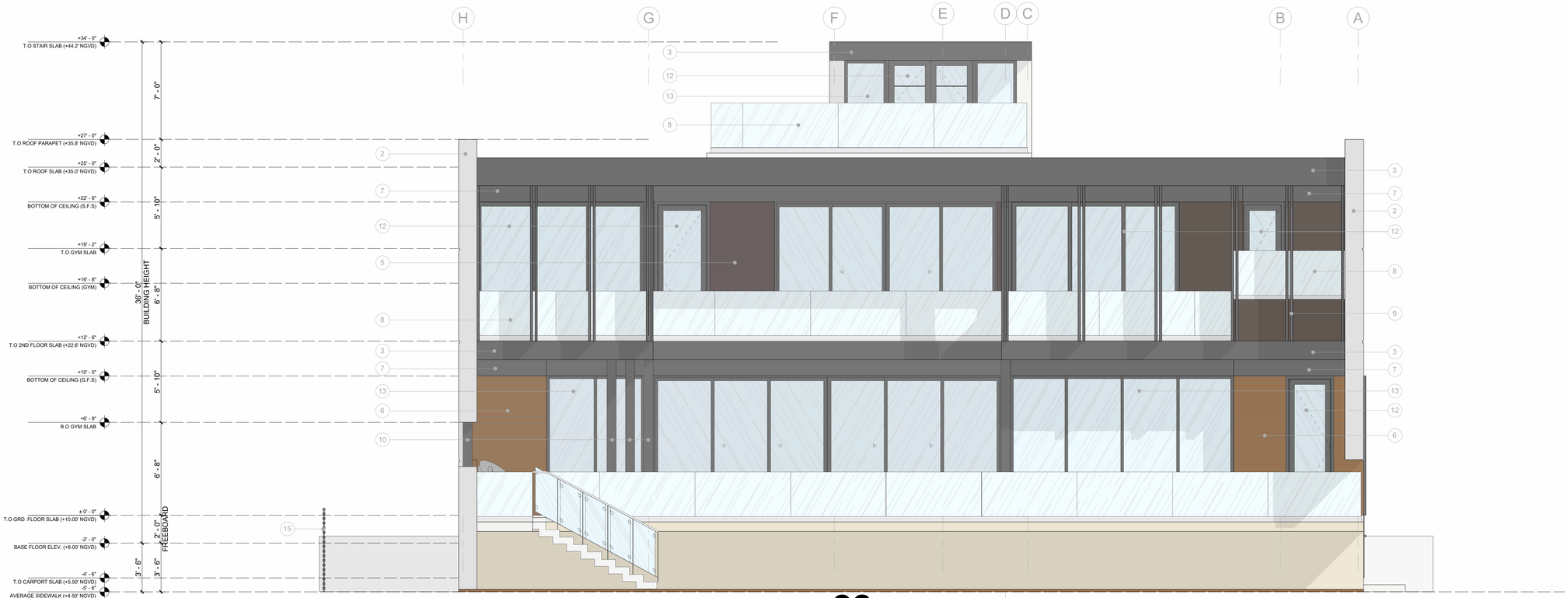
REVISIONS
Issue **Issue date / For**

DRAWING TITLE:
THIRD FLOOR PLAN

SHEET ID:
A1-03



01 WEST FACADE (FRONT)
SCALE: 1/4" = 1'-0"



02 EAST FACADE (REAR)
SCALE: 1/4" = 1'-0"

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 **310**

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:

173

DESIGNED BY:

O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

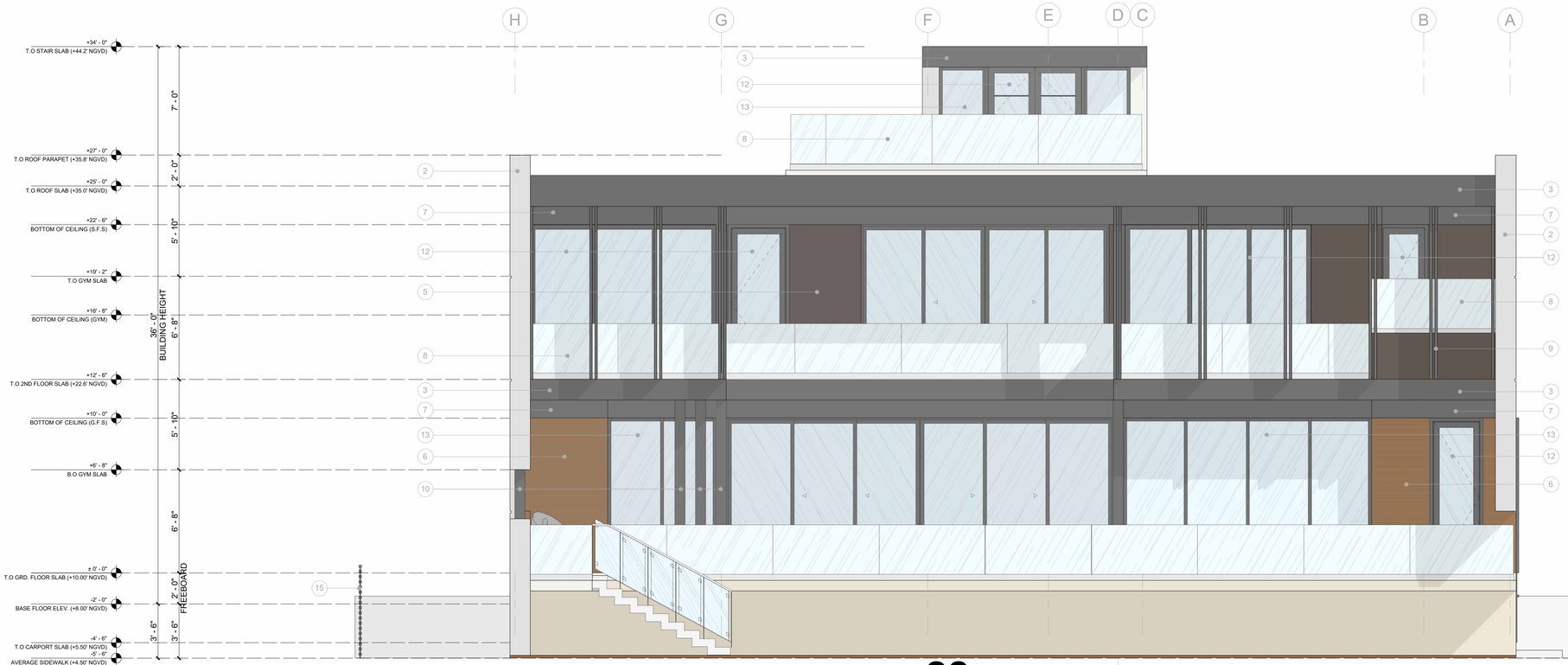
BUILDING ELEVATION_ FRONT & REAR FACADE

SHEET ID:

A2-01



01 WEST FACADE (FRONT)
SCALE: 1/4" = 1'-0"



02 EAST FACADE (REAR)
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH
2	SMOOTH STUCCO W/ LIGHT GRAY KNOCK-DOWN FINISH
3	SMOOTH STUCCO W/ DARK GRAY KNOCK-DOWN FINISH
4	ARCHITECTURAL CLADDING (LIGHT TRAVERTINE APPEARANCE FINISH)
5	ARCHITECTURAL CLADDING (DARK TRAVERTINE APPEARANCE FINISH)
6	ARCHITECTURAL CLADDING (WOOD APPEARANCE FINISH)
7	BRAKE METAL FINISH TO MATCH SL.GL.DR. FINISH (DARK BRONZE)
8	EXTERIOR GLASS AND ALUMINUM RAILING SYSTEM.
9	VERTICAL ALUMINUM TRELLIS (DARK BRONZE APPEARANCE FINISH)
10	STEEL COLUMN (REFER TO STRUCT. DWGS.) CLADDED TO MATCH DARK BRONZE
11	ALUMINUM AND GLASS HURRICANE RATED WINDOWS SYSTEM.(TYP.)
12	ALUMINUM AND GLASS HURRICANE RATED DOOR SYSTEM.(TYP.)
13	ALUM/GLASS STOREFRONT SYSTEM.
14	ALUM. TRELLIS SYSTEM (BY OTHERS).
15	METAL FENCE (BY OTHERS)
16	BUILT-IN PLANTER

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

DATE
02/21/2025

REVISIONS

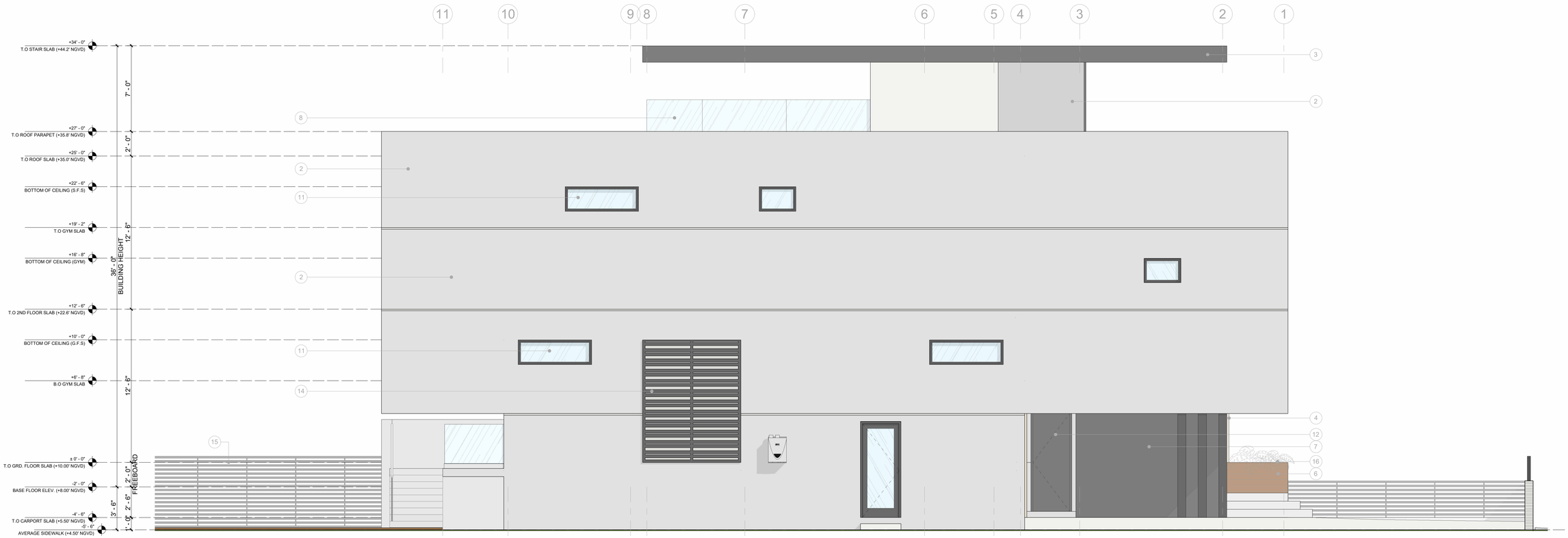
Issue	Issue date / For

DRAWING TITLE:

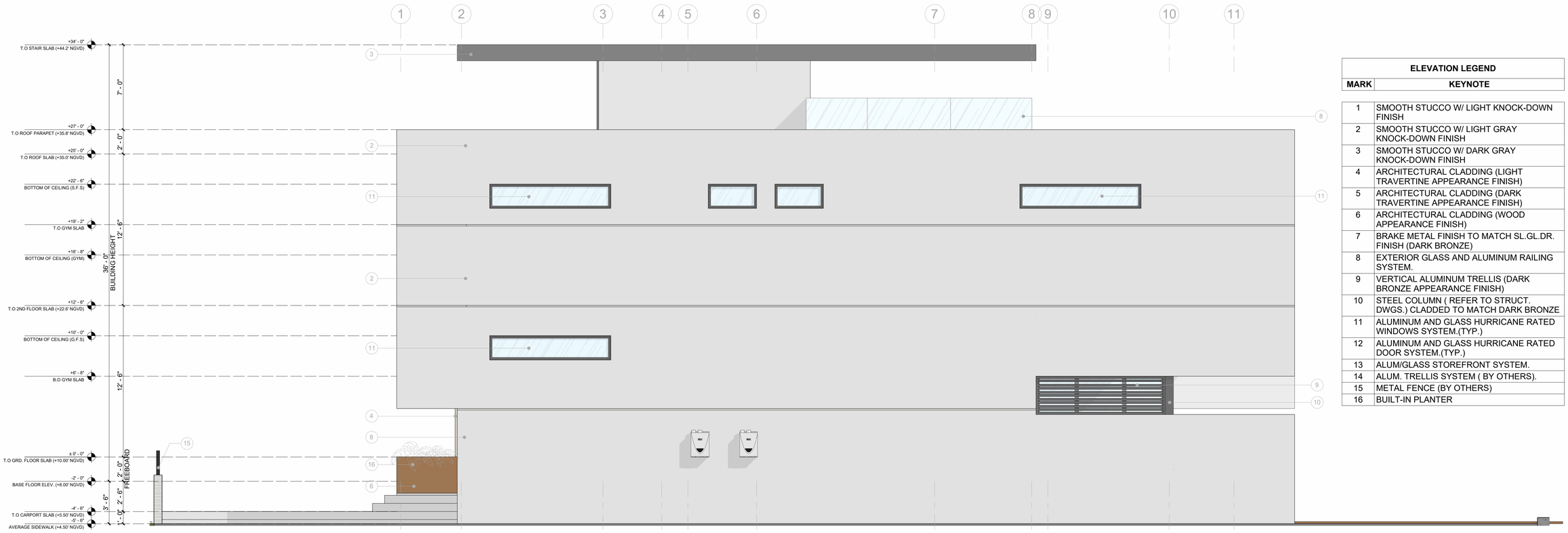
BUILDING ELEVATION_ FRONT & REAR FACADE

SHEET ID:

A2-01



01 NORTH FACADE (LEFT)
SCALE: 1/4" = 1'-0"



02 SOUTH FACADE (RIGHT)
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH
2	SMOOTH STUCCO W/ LIGHT GRAY KNOCK-DOWN FINISH
3	SMOOTH STUCCO W/ DARK GRAY KNOCK-DOWN FINISH
4	ARCHITECTURAL CLADDING (LIGHT TRAVERTINE APPEARANCE FINISH)
5	ARCHITECTURAL CLADDING (DARK TRAVERTINE APPEARANCE FINISH)
6	ARCHITECTURAL CLADDING (WOOD APPEARANCE FINISH)
7	BRAKE METAL FINISH TO MATCH SL.GL.DR. FINISH (DARK BRONZE)
8	EXTERIOR GLASS AND ALUMINUM RAILING SYSTEM.
9	VERTICAL ALUMINUM TRELLIS (DARK BRONZE APPEARANCE FINISH)
10	STEEL COLUMN (REFER TO STRUCT. DWGS.) CLADDED TO MATCH DARK BRONZE
11	ALUMINUM AND GLASS HURRICANE RATED WINDOWS SYSTEM.(TYP.)
12	ALUMINUM AND GLASS HURRICANE RATED DOOR SYSTEM.(TYP.)
13	ALUM/GLASS STOREFRONT SYSTEM.
14	ALUM. TRELLIS SYSTEM (BY OTHERS).
15	METAL FENCE (BY OTHERS)
16	BUILT-IN PLANTER

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'

Ariel Valdes, RA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141 **312**

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:

173

DESIGNED BY:

O. GONZALEZ / N. SANTAMARIA

DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

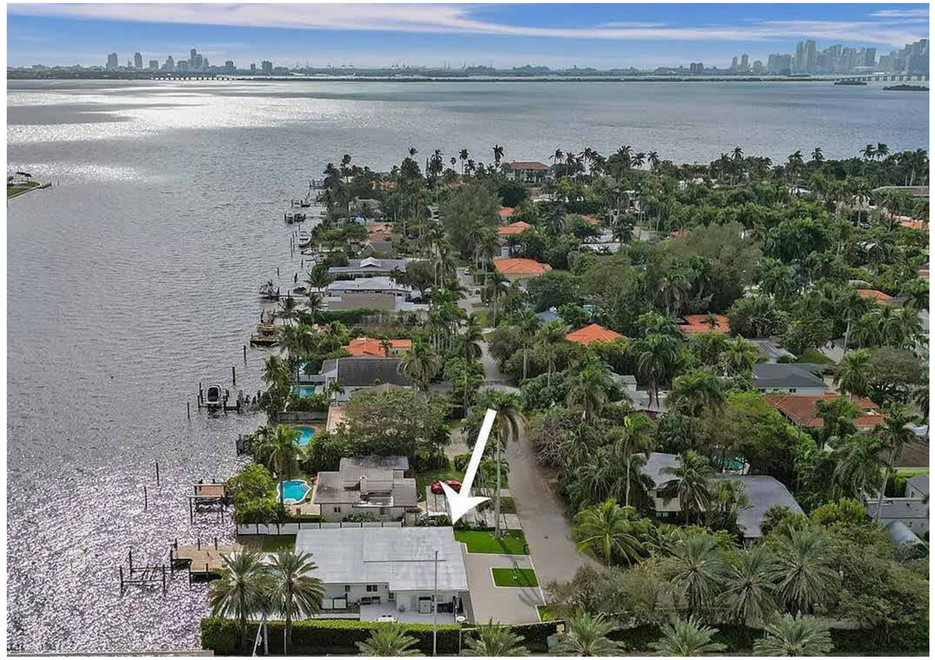
Issue	Issue date / For

DRAWING TITLE:

BUILDING ELEVATION LEFT & RIGHT FACADE

SHEET ID:

A2-02



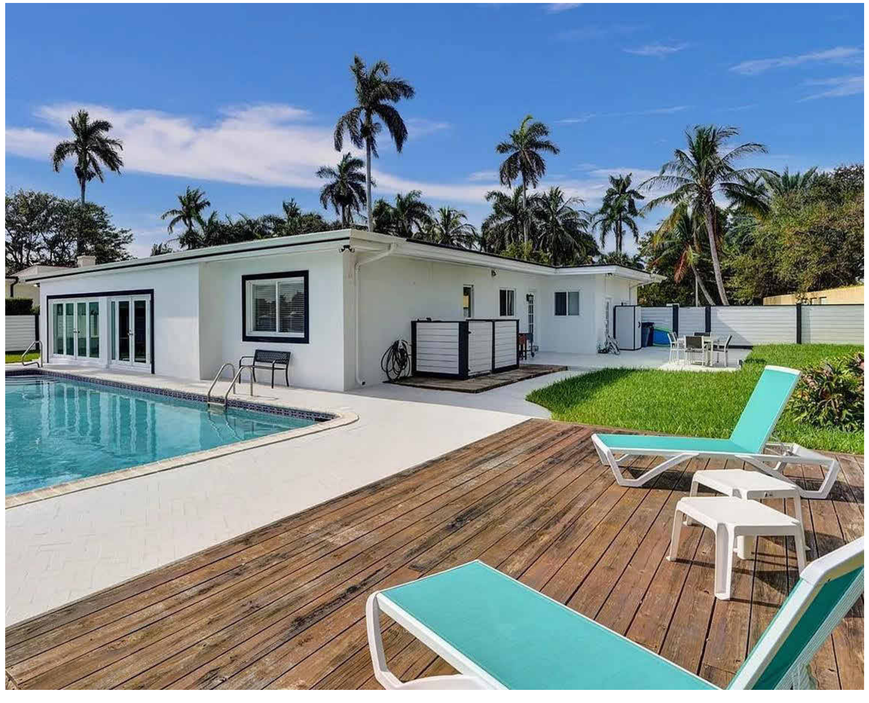
01 AERIAL VIEW
SCALE: N.T.S



02 REAR FACADE (EAST VIEW)
SCALE: N.T.S



03 REAR FACADE (SOUTHEAST VIEW)
SCALE: N.T.S



04 REAR FACADE (NORTHEAST VIEW)
SCALE: N.T.S

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:

173

DESIGNED BY:

O. GONZALEZ / N. SANTAMARIA

DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

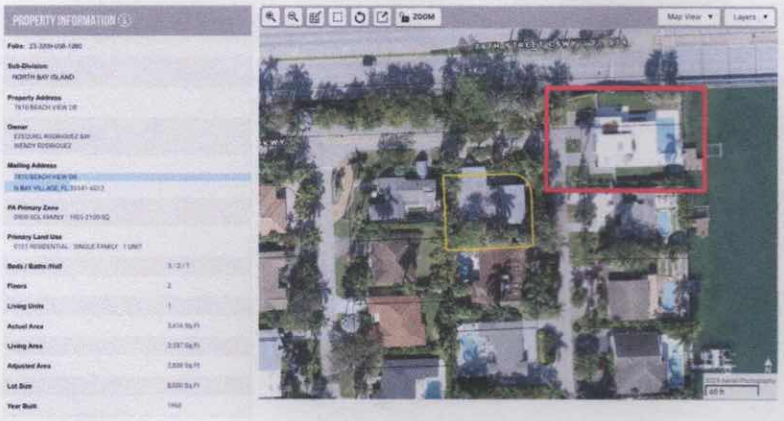
EXISTING RESIDENCE PHOTOS

SHEET ID:

A3-01

EZEQUIEL RODRIGUEZ &W
WENDY RODRIGUEZ

7810 BEACH VIEW DR
N BAY VILLAGE, FL 33141-4012



DANNY ATAR

7811 BEACHVIEW DR
NORTH BAY VILLAGE, FL 33141



The Pack & Ship Store
CVS Plaza
2423 SW 147 Avenue
Miami, Fl 33185
305-553-6401

Shipment----------
USPS First Class Mail
Ship To:
EZEQUIEL RODRIGUEZ & W WENDY RODRIG
7810 BEACHVIEW DR
NORTH BAY VLG, FL 33141-4012
Package ID: 984141 6.91
Tracking #: 9407111899560365750954
Certified [$5.95]
Shipment----------
USPS First Class Mail
Ship To:
DANNY ATAR
7811 BEACHVIEW DR
NORTH BAY VLG, FL 33141-4011
Package ID: 984147 6.91
Tracking #: 9407111899560365762292
Certified [$5.95]
Envelope Sing 2 @ 0.25 0.50 TX

SUBTOTAL 14.32
TAX
State Tax on 0.50 0.04
TOTAL 14.36
TEND Visa 14.36

Total shipments: 2
DEMIS ALAIN RODRIGUEZ
Angelica 03/13/2025
#323030 01:24 PM
Workstation: 48 - Auxiliary2021

Signature_____

Customer Declined Insurance_____
We are not responsible for damage to Customer packed items. We are not responsible fo r Drop Off packages. We are not liable for cash or cash equivalent sent via our services.

****
Thank you for your business
****

RESOLUTION NO. 2025-____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Demis Alain Rodriguez (the "Applicant") is requesting a hardship-based variance to reduce the required side setback (the "Application") for a new single-family residential structure on property located at 7821 Beach View Drive (the "Property") pursuant to Section 7.3 of the North Bay Village (the "Village") Unified Land Development Code (the "ULDC"); and

WHEREAS, the Property is zoned RS-1 Single Family Residential; and

WHEREAS, the Applicant requests to be allowed to provide a 5-foot side setback where Section 8.10.A of the ULDC requires a 10-foot interior side setback for properties in this zoning district; and

WHEREAS, Section 7.3 of the ULDC provides for consideration and granting of variances under the circumstances and pursuant to the criteria set forth therein; and

WHEREAS, upon reviewing the Application against the criteria of Section 7.3, Staff determined that the requested relief does not meet all the criteria provided in the above-referenced section, as required; and

WHEREAS, after a duly noticed public hearing held on April 9th, 2025, the Planning and Zoning Board voted to recommend denial of the Application subject to the conditions set forth and included below in Section 3; and

WHEREAS, the Village Commission, after a duly noticed public hearing held on April 15th, 2025, as required by law, based upon competent substantial evidence in the record, finds that the Application [meets/does not meet] the requirements of the Village Code; that the Application [is/is not] consistent with the Village's ULDC and Comprehensive Plan; that the variances [will/will not] be in harmony with the general purpose and intent of Section 8.10.A; and that the variances [will/will not] be injurious to the neighborhood or otherwise detrimental to the public welfare; and

WHEREAS, the Mayor and Village Commission further find that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Commission, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application [meets/does not meet] the criteria set forth in Section 7.3 of the ULDC variances.

Section 3. Decision; Conditions. Pursuant to Section 7.3 of the ULDC, a variance to provide a 5-foot side setback, where Sec. 8.10.A of the ULDC a minimum of 10 feet, is hereby [approved/denied/approved, subject to the following conditions] for the property located at 7821 Beach Views Drive, and subject to other applicable requirements:

1. The granting of this variance shall be limited to a reduction of 5 feet of the required setback on the north side of the subject property.

2. The property to which the variance applies shall be in strict conformance with plans on file.
3. All existing encroachments shall be eliminated through a demolition permit prior to the construction of a new residential structure and may not be reinstated.
4. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
5. Pursuant to Section 7.5, after the Village Commission has granted a variance, the variance so approved or granted shall expire after two years, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the variance was granted.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Richard Chervony	_____
Commissioner Andy Rotondaro	_____
Commissioner Doris Acosta	_____

PASSED AND ADOPTED on this _____ day of _____, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 9, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF WITH A PILE HEIGHT OF 1.5 INCHES IN 100% OF THE PLANTABLE AREA OF THE FRONT, SIDE AND REAR YARDS, WHERE THE ULDC REQUIRES A MINIMUM PILE HEIGHT OF 1.75 INCHES AND RESTRICTS INSTALLATION TO NO MORE THAN 20 PERCENT OF ANY YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID:: 873 8535 9905 PASSCODE: 372517
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-305-224-1968 OR 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

Legal Ads and Public Notices

Share:

FILTERS | Search Legal Ads & Public Notices

SELECTED FILTERS

North Bay Village X Clear Filters

Sort By: Newest

Public Hearing - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Mar 27, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 9, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 15, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF WITH A PILE HEIGHT OF 1.5 INCHES IN 100% OF THE PLANTABLE AREA OF THE FRONT, SIDE AND REAR YARDS, WHERE THE ULDC REQUIRES A MINIMUM PILE HEIGHT OF 1.75 INCHES AND RESTRICTS INSTALLATION TO NO MORE THAN 20 PERCENT OF ANY YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

TO PARTICIPATE YOU MAY JOIN THE ZOOM MEETING AT: **MEETING ID:** 867 1255 1941 **PASSCODE:** 558986
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 305-224-1968 OR 929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC,
VILLAGE CLERK

Legal Ads and Public Notices

Share:

FILTERS | Search Legal Ads & Public Notices

SELECTED FILTERS

North Bay Village X Clear Filters

Sort By: Newest

Notice of Public Hearing - Regular Commission Meeting

North Bay Village | Publish Date: Apr 2, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 15, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE VILLAGE COMMISSION WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

ITEM NO. 14.A

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Commissioner Richard Chervony

SUBJECT: Discussion on the Shoma North Bay Village, LLC Development Agreement - Sponsored by Commissioner Richard Chervony

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

At the February 18, 2025, Village Commission meeting, the Village Commission directed that a discussion item be added to the March 2025 regular Commission meeting to discuss the Shoma North Bay Village, LLC Development Agreement. During the March 2025 meeting, the Commission moved to amend the Development Agreement, with the proposed amendment to be presented at the April Commission Meeting or a Special Meeting.

The following payment structure was proposed:

1. $4,439,539 to be paid by 4/30/2025
   a. Impact/permit fees = $2,740,000
   b. Village Hall Contribution = $400,000
   c. Community Contribution Fee = $1,777,000

2. $2,000,000 to be paid by 4/30/2026
   a. The Remaining Community Contribution Fee = $370,000
   b. Remaining workforce housing contribution = $1,807,000

3. $2,000,000 to b paid by 4/30/2027
   a. Remaining balance of workforce housing discount

* Require all Community Contributions fees to be paid before the issuance of the Certificate of Occupancy.

There was agreement for the Village to meet with a representative from Shoma and arrange a Special Meeting, if necessary, to continue discussions.

Attached hereto is Shoma's counsel letter dated April 4, 2025, to the Village Attorney.

Background

On November 7, 2023, the Village Commission adopted Resolution No. 2023-143, approving a new site plan for the property located at 1872 79th Street Causeway (the “Property”). The site plan provides for a mixed-use development project at the Property, consisting substantially of the following: 333 residential units, plus complementary indoor and outdoor resident amenities; 52,929 sq. ft. of commercial/retail space; and 750 parking spaces. That same evening, the Commission adopted Ordinance No. 2023-014, approving a Special Area Plan for the Property. In addition, the Commission adopted Resolution No. 2023-144, approving a development agreement with the Property’s developer, Shoma North Bay Village, LLC (“Shoma”).

Section 8.15 of the Village’s Unified Land Development Code provides that prior to the approval of a site plan that requests bonus height or density, and/or the transfer of development rights, the Village and the owner of the subject property shall agree on tentative terms for a standard Development Agreement, which shall be presented to the Village Commission as support documentation for the site approval request. Section 15.2.G of the ULDC requires a development agreement in connection with a special area plan. In order to develop the Project, Shoma requested and the Village approved a modification of the previously approved Special Area Plan (SAP) and to amend and restate an earlier development agreement.

As a condition of approval of the site plan for the referenced project and in accordance with Section 8.13 of the Village’s ULDC, the Village and Developer entered into a Development Agreement that memorializes density bonus requirements, building area in the Project, and other requirements.

On March 5, 2024, following the Village’s adoption of various legislation related to the Property on November 7, 2023, the Village and Shoma entered into a Development Agreement, which was recorded on March 8, 2024 in the official records of Miami-Dade County, Florida at Official Records Book 34126 at Page 673 (the “Development Agreement”).

On November 20, 2024, the Village notified Shoma that Shoma was in default of the terms of the Development Agreement.

On February 21, 2025, the Village sent notice to Shoma advising Shoma of the continued default of the Development Agreement and the Village’s intent to terminate unless the default is cured. On March 6, 2025, Shoma paid $493,500 to cure the default and the Village confirmed that the default had been cured on March 18, 2025.

The Development Agreement provides for a 50% reduction in Community Contribution Fees and Workforce Housing Contributions, provided they obtained their shell building permit and commenced vertical construction on or before November 16, 2024. However, as of today, they have not yet obtained a shell permit and commenced vertical construction, so they did not

meet that obligation by November 16, 2024. The consequence is that they have lost out on the 50% reduction.

Therefore, notwithstanding the payment on March 6, 2025, prior to the issuance of any building permit, Shoma owes $5,177,000, which represents the full amount of the Community Contribution Fee and Payment In Lieu of Workforce Housing Contribution (the “Bonus Fees”) that are due under the Development Agreement. This amount is in addition to any building permit and impact fees that are due.

Section 13 of the Development Agreement provides: “In each event of Developer’s material noncompliance with any of the terms set forth herein, in the code, or in the conditions of the Project Approval, the Village may revoke the Project Approval and/or terminate this Agreement after providing notice of the instance of noncompliance and its intent to revoke and/or terminate within thirty (30) calendar days. The Developer shall be given an opportunity to cure any cited noncompliance within the thirty (30) day period following notice. The Developer’s failure to cure such noncompliance prior to the lapse of the thirty (30) day period shall afford the Village, at its sole option, the absolute right to terminate this Agreement.”

The recorded Development Agreement is attached for the Commission's review and discussion.

In addition, on April 4, 2025, Shoma's counsel responded to the Village's prior correspondences and discussion from the March 18, 2025 Commission meeting with the attached letter.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)
None

PERSONNEL IMPACT
None

ATTACHMENTS
1850-1872 Kennedy Causeway - Development Agreement.pdf
Notice of Default to - 1872 79th Street Causeway.PDF
03.11.25 Resp to Not of Def from NBV_final.pdf
Reply to Shoma's Response - Notice of Default of D. Agreement.pdf
04.04.25 Shoma ltr to H. Sera_4.4.25.pdf

CFN 2024R0181197
OR BK 34126 Pgs 673-713 (41Pgs)
RECORDED 03/08/2024 10:51:24
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into this 5th day of March, 2024, by and between Shoma North Bay Village, LLC, a Florida limited liability company (the "Developer") and North Bay Village, Florida, a Florida municipal corporation (the "Village").

WITNESSETH:

WHEREAS, the Developer is the owner of the real property located within the boundaries of the Village, the legal description of which is attached hereto and made a part hereof as Exhibit "A" (the "Property"); and

WHEREAS, the Property is currently designated "Commercial" on the Village's Comprehensive Plan Future Land Use Map and zoned T6-24 transect zone pursuant to the Village's Land Development Regulations (as herein defined); and

WHEREAS, On March 23, 2021, the Village Commission approved a site plan by Resolution No. 2021-46 (the "Original Approval"), which provided for a mixed-use development project named "SHOMA Bay" consisting of 333 residential units, a 36,068 square foot supermarket, 6,315 square feet of retail space, 666 structured parking spaces, and other amenities, (the "Initial Project"); and

WHEREAS, The Developer and Village previously entered into a Development Agreement for the Initial Project which is recorded at Official Records Book 32964 at Page 4197 of the Public Records of Miami-Dade County; and (the "Original Development Agreement"); and

WHEREAS, the Developer and the Village mutually desire to modify the Original Approval according to the modified site plan approved by Resolution No. 2023-143 on November 9, 2023 (the "Approval Resolution"), to allow for a mixed-use building containing 333 residential units, which will be luxury condominium units, as opposed to the previously approved rental project, 52,929 square feet of commercial space including a new Publix grocery store, and a high end food bazaar which will be open to the public, and 750 parking spaces in a structured garage (the "Project"); and

WHEREAS, the Developer and the Village desire to amend the Original Development Agreement and enter into this Agreement to establish certain terms and conditions relating to the proposed development of the Property and wish to establish certainty as to the ultimate development of the Project, as provided pursuant to Section 8.15 and Chapter 15 of the Village's Unified Land Development Code (the "ULDC").

NOW, THEREFORE, in consideration of the conditions, covenants, and mutual promises hereinafter set forth, the Developer and the Village agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

herein by reference. All exhibits to the Agreement are hereby deemed a part hereof.

2. Definitions.

a. "Approval Resolution" is defined as Resolution No. 2023-143 adopted on November 9, 2023, attached hereto as Exhibit "B."

b. "Comprehensive Plan" means the Village's comprehensive plan meeting the requirements of Chapter 163, F.S.

c. " Site Plan" is that Development plan prepared by MSA Architects, David Plummer and Associates, and Witkin Hults Design Group, as more fully described in Section 6 of this Agreement, as approved by the Approval Resolution.

d. "Developer" means the person undertaking the development of the Property, as defined in the preamble to this Agreement, or any successors or assigns thereof that (a) acquire an interest in any portion of the Property from the Developer pursuant to sale or ground lease for the purpose of the development and resale or sublease and (b) is specifically assigned rights as Developer hereunder by the Developer pursuant to an express written assignment. This term does not include the future fee simple homeowners of any individual lot or unit within the Development. Upon execution and recording of such assignment, the assignee will be deemed the Developer hereunder to the extent set forth in such assignment. In any such assignment, the assignor Developer shall not be released from its obligations under this Agreement except by written release executed by the Village.

e. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.; provided, however, that activities and uses set forth in Section 163.3221(4)(b), F.S., shall not constitute Development.

f. "Development Permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

g. "Effective Date" is the latter of the date of execution of this Agreement by the Developer or the Village.

h. "Governing Body" means the board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government.

CIRCUIT AND COUNTY COURTS
CLERK
MIAMI-DADE COUNTY, FLORIDA

i. "Land" means the earth, water, and air, above, below, or on the surface and includes and improvements or structures customarily regarded as land.

j. "Land Development Regulations" means ordinances, rules, and policies in effect on the Effective Date, which have been enacted and implemented by the Village for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of, or construction upon, Land. "Land Development Regulations" does not include operational requirements and restrictions, including but not limited construction activity, noise, parking, or pollutant discharges,

k. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, land development regulations, and rules adopted by a local government affecting the development of Land.

l. "Local Government" means any county or municipality or any special district or local government entity established pursuant to law which exercises regulatory authority over the Property, and grants development permits for, land development.

m. "Master Building Permit" means a building permit for above-grade vertical construction of the shell of the principal building approved under the Project Approval, as herein defined.

n. "Project" means the development approved pursuant to the Project Approval, as may be modified consistent with applicable Land Development Regulations.

o. "Project Approval" is defined in Section 5 of this Agreement.

p. "Project Validity Period" is defined in Section 7(e)."

q. "Property" is that certain 2.8-acre site, located at 1850–1872 Kennedy Causeway, as more particularly described in Exhibit "A" attached hereto.

r. "Public Facilities" means major capital improvements required to properly service the Project, including, but not limited to, sanitary sewer, drainage, and potable water.

s. "SAP Approval" is that certain Special Area Plan approved pursuant to Ordinance No. 2023-014, on November 9, 2023, by the Village Commission, attached hereto as Exhibit "C."

t. "Utility" includes any person, firm, corporation, association, or political subdivision, whether private, municipal, county, or cooperative, which is engaged in the sale, generation, provision, or delivery of gas, electricity, heat, oil, water sewer service, telephone service, telegraph service, radio

CIRCUIT & COUNTY COURTS
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

service, or telecommunication service.

3. Intent. It is the intent of the Developer and the Village that this Agreement should be construed and implemented so as to effectuate the requirements of Section 8.15 and Chapter 15 of the ULDC.

4. Effective Date and Duration.

a. This Agreement shall become effective on the Effective Date. The Agreement shall be recorded in the public records of Miami-Dade County, Florida, by the Village at the Developer's expense, and shall run with the land and shall be binding on all parties and all persons claiming under it for an initial term of two (2) years from the Effective Date (the "Term"). This Agreement shall be automatically extended by extensions of the Project Approval.

b. The expiration date of the Agreement shall be upon the expiration of the Term from the Effective Date (the "Expiration Date").

c. The time frames set forth in this Agreement shall be considered stayed and tolled for the time lost resulting from the pendency of any Local Government initiated moratorium, litigation or challenges that materially limit the ability of the Developer to continue the development of the Project.

d. If the Project Approval (as defined below) expires, terminated, or revoked as provided in Section 7.f of this Agreement, this Agreement shall automatically terminate, and the Term shall be deemed to have lapsed.

5. Permitted Development Uses and Building Intensities.

a. Permitted Development Uses. Concurrently with the adoption and acceptance of this Agreement, the Developer has proffered and the Village has approved a Site Plan pursuant to the Approval Resolution, a copy of which is attached as Exhibit "B." The SAP Approval sets forth the binding development criteria for the Property, a copy of which is attached as Exhibit "C" (collectively, the Site Plan, the Approval Resolution, and the SAP Approval constitute the "Project Approval"). In granting the Project Approval, the Village has determined and hereby concurs that the Project is consistent with the Village's Comprehensive Plan and that the Project Approval accords with the Land Development Regulations, subject to compliance with the conditions herein. Upon execution of this Agreement and for the Term, subject to the terms herein, the Village confirms and agrees that the Property may be developed and used in the manner set forth in the Project Approval, the Village's Comprehensive Plan, and the Land Development Regulations.

b. Density, Building Heights, Setbacks and Intensities. The maximum density, heights, setbacks, and intensities for any development on the Property shall be regulated by the Project Approval, the Land Development Regulations (including the provisions for administrative approval of minor modifications), and the applicable provisions of the Comprehensive Plan.

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

6. Project Approval.

a. The Project shall be in conformance with the following:

- Boundary Survey prepared by Pulice Land Surveyors, LLC, dated April 21, 2023; and

b. Plans prepared by MSA Architects, David Plummer and Associates, and Witkin Hults Design Group, including the following pages:

- CS, dated April 28, 2023
- A-0. SP-1, dated April 28, 2023
- A-2.1–A-2.24, dated April 28, 2023;
- A-3.1–A-3.4, dated April 28, 2023;
- A-4.1-A.4.7, dated April 28, 2023;
- RE-1-RE-2, dated April 28, 2023;
- C-1 - C-12, dated April 28, 2023; and
- L1–L6, dated April 28, 2023.

7. Conditions of Approval.

a. Community Contribution Fee.

- Based on the date of the Approval Resolution and on commitments made by the Developer as to timing of the construction of the Project, and as modified by the Commission pursuant to Resolution No. 2021-010, the Developer shall pay a total community contribution fee of $1,370,000, provided a shell building permit is obtained and vertical construction of the Project commences on or before November 15, 2024, as follows:

Installment	When Due	Percent of Total	Amount Due
1	February 28, 2024	25%	$342,500.00
2	May 30, 2024	25%	$342,500.00
3	August 31, 2024	50%	$685,000.00
Total[1]		100%	$1,370,000.00

[1] The above total reflects an adjustment of the Community Contribution Fee by the Village Commission pursuant to Commission authority set forth in Resolution No. 2021-010 based on commitments made by the Developer as to timing of the construction of the Project. If by November 16, 2024, a shell building permit has not been obtained and vertical construction of the Project has not commenced, then the remaining balance of the Community Contribution Fee that would have been due $1,370,000,(for a total Community Contribution Fee payment of $2,740,000) prior to obtaining any building permit on the Property.

b. Parking.

- A total of 506 spaces are required for the various uses. The Project

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

shall provide 750 parking spaces that include 15 electric vehicle ready spaces, 17 ADA spaces, and 69 bicycle rack parking spaces as set forth on sheet A-0.SP-1 of the Project Approval plans.

- Parking Participation Contribution. Commencing upon the Developer's first instance of charging invitees or guests for non-residential parking:
    - Developer shall bi-annually pay the Village an amount equal to $1 per fee event for non-residential parking within the Project. As used in this section, a "fee event" shall occur whenever a vehicle belonging to a non-resident or invitee of the Project pays a fee for accessing the parking garage and stationing a vehicle on the Property. Where parking is offered at no charge to the end-user directly or through validation no fee event shall be considered to have occurred. Where parking is offered at a reduced charge to the end user, a fee event shall be considered to have occurred.
    - Developer shall on or before ninety (90) days following the close of each fiscal year deliver to the Village a certified statement of its annual gross receipts and charge-offs for parking, and number of parking fee events ("Parking Figures") prepared by an independent certified public accountant ("CPA"), admitted to practice in the State of Florida, reflecting Parking Figures for the preceding fiscal year. The CPA statement shall render an unqualified opinion, based on the result of the audit, relative to the Developer's accounting of Parking Figures. Developer will allow Village auditors, during regular business hours after reasonable notice, to audit, inspect and examine the Developer's fiscal books and records and tax returns, insofar as they relate to Parking Figures, to confirm the Developer's compliance with this Paragraph 7(b). In the event of an under- or over-payment of the contribution based on parking fee events for the preceding year, the party owing sums shall, within thirty (30) days, remit to the other party the amount owed. In the event the Developer owes an amount representing greater than five-percent (5%) of the contribution due for the preceding year, the Developer shall pay a penalty of one and one half percent (1.5%) per month on the outstanding balance until paid and pay all expenses of collection by the Village, including court costs and reasonable attorneys' fees, if any.

c. Payment in Lieu of Workforce Housing Pursuant to its authority under Ordinance No. 2023-012, the Village Commission has modified the amount due for the payment in lieu of workforce housing for the 34 dwelling units

based on commitments made by the Developer as to timing of the construction of the Project. Accordingly, the Developer shall pay $987,000, provided a shell building permit is obtained and vertical construction of the Project commences on or before November 15, 2024, as follows:

Installment	When Due	Percent of Total	Amount Due
1	February 28, 2024	25%	$246,750.00
2	May 30, 2024	25%	$246,750.00
3	August 31, 2024	50%	$493,500.00
Total[1]		100%	$987,000.00

[1] The above total reflects an adjustment of the Payment in Lieu of Workforce Housing by the Village Commission pursuant to Commission authority set forth in Ordinance No. 2023-012 based on commitments made by the Developer as to timing of the construction of the Project. If by November 16, 2024, a shell building permit has not been obtained and vertical construction of the Project has not commenced, then an additional payment of $3,807,000.00, shall be paid by the Developer prior to obtaining any building permit on the Property, or, alternatively, the Developer will have entered into the required agreement to provide 34 workforce housing dwelling units.

d. Village Hall Contribution. The Developer shall make a contribution to the construction of Village Hall in the amount of $400,00.00 on or before the issuance of the first building permit in furtherance of the Project.

e. External Agency Approvals:

- The Developer shall submit verification from Miami-Dade County and the Florida Department of Transportation (FDOT) that the proposed new development has been reviewed and approved for all access management considerations.
- As applicable, the Developer must receive, and submit to the Village, plan approvals from DERM, WASD, and the Miami-Dade County Fire Department, as well as a Tree Removal Permit.

f. Infrastructure/Drainage

- The Developer shall provide documentation of compliance with all applicable Level of Service requirements at the time of application for any building permit.
- Specifications of the permeability coefficient of proposed pervious paving materials shall be submitted for approval by the Village Public Works Department prior to Master Building Permit approval.

- Along with drainage calculations, prior to Master Building Permit approval, the Developer shall provide data of the drainage system (stage storage and pipe sizing calculations) in a report form prepared by the Project's Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system.
- To the extent the Property's area allows under generally accepted engineering standards, Developer shall install additional injection wells to meet stormwater retention calculations based on the updated NOA Atlas 14 data set.

g. General Conditions

- The Project Approval shall be valid for two (2) years. No more than two (2) one-year renewals may be granted, subject to approval by the Village Commission based upon a finding that Developer has made good faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension that has been granted by the Village Commission, is the "Project Validity Period"). Developer shall apply for and obtain a full Master Building permit within the timeframes set forth in this paragraph in order to avoid expiration of the Project Approval. A request for extension must be filed with the Village at least thirty (30) days prior to the end of the then-current Project Validity Period. If the Project Approval expires, this Agreement shall automatically terminate.
- Developer's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic revocation of the Project Approval and the automatic termination of this Agreement pursuant to Section 4.d.
- Once issued, Developers shall maintain the Master Building Permit in active standing as determined by the Building Official throughout the remainder of the Project Validity Period and thereafter. In the event that either (1) the Project Validity Period expires without a then-active Master Building Permit, or (2) following the Project Validity Period, the Master Building Permit expires for lack of progress or is otherwise revoked by the Building Official acting pursuant to the Florida Building Code and/or Chapter 8 of the Miami-Dade County Code, the Project Approval shall be automatically revoked and this Agreement shall be automatically terminated pursuant to Section 4.d.
- Cost recovery fees must be paid pursuant to Section 5.12 of the ULDC. Specifically, no new development application shall be accepted and no building permit or certificate of occupancy shall be issued for the Property until all application fees, cost recovery deposits and outstanding fees and fines related to the Property

(including fees related to any previous development proposal applications on the Property), have been paid in full.

- The Village hereby agrees to diligently proceed with the processing of any building permit applications submitted by the Developer for the Project and, to the extent feasible, expedite the issuance of the necessary Village permits for the Project.

h. Prior to issuance of the Master Building Permit, Developer shall pay all amounts of any kind then due to the Village, either under the Project Approval, this Agreement, or imposed pursuant to any Land Development Regulation. The Developer shall provide a unity of title or covenant in lieu of unity of title, in a form acceptable to the Village Attorney, for all parcels prior to the issuance of the Master Building Permit. The unity of title or covenant in lieu of unity of title shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the Developer.

i. The Developer shall provide a minimum six-foot wall on the southern edge of the Property abutting Treasure Island Elementary School ("TIES") in accordance with the Site Plan. In addition, the Developer shall landscape the northern perimeter of TIES in a manner consistent with the landscape improvements being performed by the Village at TIES. The Developer shall expand the western side of the northern sidewalk from 5 feet to a minimum of 8 feet wide.

j. The Developer has proffered, and the Village has accepted, a condition to limit loading hours such that deliveries are done outside of TIES arrival and dismissal hours and peak AM/PM traffic hours. In addition, the Developer has proffered that a dockmaster shall be available to assist in parking/stationing of delivery vehicles.

k. *Public Facilities*

- Complete Streets – 79th Street Causeway. Prior to issuance of the Certificate of Occupancy, Developers shall improve the portion of 79th Street Causeway adjacent to the Property in accordance with the Village Complete Streets design guidelines that are under development and will be promulgated by the Village. Sidewalks shall adhere to the adopted Village color of "Lambert Mesa Buff."
- Developer shall study access to the Property from Westbound traffic on 79th Street Causeway to address queuing length on left turn lanes at East Treasure Drive and at the approximate midpoint of the Property. The study shall be submitted to the Village and FDOT prior to the issuance of the Master Building Permit. If either FDOT's or the Village's review of the study results in a determination that modifications are required, Developer shall permit and install modifications to extending queuing length prior to the Certificate of Occupancy.
- The Developer shall plant Royal Palms along the Kennedy Causeway frontage of the Property, of a species to be pre-approved by the Village consistent with landscaping installed or projected to

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY FLORIDA

be installed by the Village on Kennedy Causeway.

- Prior to the first building permit for the Project, the Developer shall provide a pedestrian ingress and egress easement between the public right-of-way and a new bus shelter (bus shelter to be constructed by the Village) on the Developer's property, acceptable to the Village Manager.
- The Developer shall add a beautified, safe pedestrian crosswalk to the central driveway between the two buildings to increase connectivity, subject to FDOT approval.
- Public Plaza. The Project includes a public plaza civic space. The Developer shall install permanent bollards along the perimeter of each public plaza to protect users of the plaza from vehicles on adjacent rights-of-way.

l Other

- Details regarding rooftop equipment shall be provided in building permit plans. Any rooftop enclosures shall be limited in use to stairway and elevator bulkheads or housing of mechanical equipment and shall not cover more than 20 percent of roof area or exceed the maximum height by ten feet prescribed in Section 15.2.(c)(4) of the ULDC.
- Branding. Where Developer includes the location of the Project in marketing materials (including, but not limited to, logos, branding, marketing materials, signs, press releases, digital video, and references online, in print, or otherwise), the materials shall reference the Village as the location of the Project. The reference may be creative, such as but not limited to "North Bay Village," and/or "NBV," and/or "The Heart of the Bay" and/or "North Bay" and/or "Treasure Island".
- Local Hiring.
    - Construction. The Developer shall cause contractors and subcontractors to use commercially reasonable best efforts to promote employment opportunities for local residents and seek to achieve a project goal of having at least twenty five percent (25%) of all construction labor hours performed by Miami-Dade County residents.
    - Operations. The Developer shall cause its commercial tenants to use commercially reasonable best efforts to promote employment for Village residents in the hotel, retail, and restaurant components of the Project.
- In connection with crane overswings over public property:
    - The Developer shall further limit overswings to necessary weathervaning only, and shall in no event allow its contractor to carry live loads over any portion of public property.

CIRCUIT AND COUNTY COURTS
CLERK
MIAMI-DADE COUNTY

- Insurance. Developer will provide a Commercial General Liability insurance policy naming the Village as an additional insured party, with a single combined limit, including any umbrella or excess commercial policy, with a broad form commercial general liability endorsement applicable to the real property and its appurtenances, on an occurrence basis in an amount of not less than $5,000,000 per occurrence and $30,000,000 umbrella, which shall include insurance for personal injury, death or property damage occurring upon, in or about public Property. Developer shall cause its Contractor, or any party performing work within the Property to carry comparable insurance naming the Village as an additional insured party.
- Indemnification. Developer hereby covenants and agrees to indemnify, hold harmless, and defend the Village, including its Mayor, Vice Mayor, Commissioners, City Officials, contractors, and staff (collectively "Village Indemnitees"), from and against liability, losses, or damages, including reasonable attorneys' fees and costs of defense, which Village Indemnitees may incur as a result of third-party claims, actions, causes of action, suits, lawsuits, debts, liabilities, damages, expenses judgments, and demands whatsoever, in law or in equity, arising out of or in connection with the development and construction of the Projects by or on behalf of the Developer ("Village Indemnified Claims").

m. The Developer shall make reasonable good faith efforts and endeavor to qualify for additional green points on the retail and parking garage portions of the Project.

Material non-compliance with the foregoing commitments shall be cause for the Village's termination of this Agreement.

8. Local Development Permits. The Developer may need to apply to the Village for certain additional development permits in order for the Developer to complete the Project in a manner consistent with the Project Approval, the Land Development Regulations, and the Comprehensive Plan. Those development permits include, but are not limited to:

a. Subdivision plat and/or waiver of plat approvals, if applicable;

b. Water, sewer, paving and drainage, and other infrastructure permits;

c. Covenants, Covenant in Lieu of Unity of Title, or Unity of Title, or acceptance or release of existing unities or covenants;

d. Building permits;

CIRCUIT AND COUNTY COURTS CLERK MIAMI-DADE COUNTY, FLORIDA

e. Certificates of occupancy; and

f. Any other official action of the Village, having the effect of permitting the development of the Property.

9. Necessity of Complying with Local Regulations Relative to Development Permits. The Developer and the Village agree that the failure of this Agreement to address a particular permit, condition, fee, term, or restriction in effect on the Effective Date of this Agreement shall not relieve Developer of the necessity of complying with the regulations governing said permitting requirements, conditions, fees, terms, or restrictions as long as compliance with said regulations and requirements do not require the Developer to develop the Property in a manner that is materially inconsistent with the Project Approval. Developer agrees to provide all subdivision, water, sewer, paving and drainage, and any other infrastructure improvements required to develop, serve, and maintain the Property consistent with the Project Approval. Developer acknowledges that Miami-Dade County or any of its agencies, and any other state and local agencies with jurisdiction over the Property or the Project are not parties to this Agreement. The Developer's inability to obtain additional development permits from any such jurisdiction or agency without materially modifying the Project Approval will not excuse its material noncompliance with the Project Approval or this Agreement and the Village shall have no obligation whatsoever to modify or amend the Project Approval or this Agreement, or return any monies paid by Developer, in such instance.

10. Impact Fees.

a. The Developer shall pre-pay a portion of the parks and police impact fees, totaling $953,931.00, on or before April 1, 2024. The sum paid shall be credited towards impact fees owed (when due) for police and parks. The Village confirms that it will use the payment in lieu of impact fees in compliance with Section 163.31801, Florida Statutes (2022) and the Village's enabling ordinances. The Developer waives any claim against said payment in lieu of impact fees based in whole or in part on the manner, time, or purpose for which these monies are spent by the Village, and the Village reserves the right to use these funds to address its infrastructure needs as it determines in its sole and absolute discretion, provided that if a court of competent jurisdiction finds that a payment in lieu of impact fees to be unlawful, then any payments made pursuant to this subparagraph shall be reclassified as impact fees and spent by the Village in accordance with applicable law. Developer shall be entitled to a credit against impact fees in the amount paid in lieu of impact fees pursuant to this Paragraph 10(a) that may be credited towards police and parks impact fees due for any development until such time as the balance of the credit has been exhausted. Under no circumstances shall the Developer be entitled to a refund of the payment in lieu of impact fees and Developer waives any potential refund of any payments in lieu of impact fees under this Paragraph 10.a. As set forth in Exhibit "D", the remaining impact fees that will be due for the Project

at building permit, after the pre-paid impact fees are credited, are estimated at $1,699,410.81.

b. The impact fees that are in effect as of the effective date of this Agreement and that would apply to the development of the Project are specifically provided in Exhibit "D." It is agreed and understood by the parties that no other impact fees other than those listed in Exhibit "D" will apply to the development of the Project. No new impact fees or increases to impact fees over and above the impact fees in existence as of the Effective Date adopted by the Village shall be applied to the development of the Project during the Term. The Village and Developer shall coordinate their efforts to derive the maximum benefits of any impact fee payments in favor of the Project and the Village. Nothing in this Agreement shall be construed as a waiver by the Developer of its right to pursue impact fee credits for any and all work performed by the Developer for which impact fee credits can be awarded.

11. Building Permit Fees. To the extent permitted by Florida Law, Developer shall pay a contribution in lieu of building permit fees for administration, building code compliance, and supervising/monitoring of the work of private providers which shall be based on the cost that is actually incurred, including the labor cost of the personnel providing the service, by the Village or attributable to the Village for the clerical and supervisory assistance required, or both. All contributions in lieu of building permit fees paid by the Developer shall be credited against building permit fees that would otherwise be charged by the Village for each building permit.

12. Reservation of Development Rights. For the Term, the Village hereby agrees that it shall permit the development of the Project in accordance with the Project Approval, the Land Development Regulations, the Comprehensive Plan, and the existing laws and policies as of the Effective Date of this Agreement that are or may be applicable to the Property, subject to the conditions of this Agreement. The Property shall not be subject to downzoning, unit density reduction, or any other limitation upon the development rights in effect upon the Effective Date of this Agreement and during the Term of this Agreement. However, nothing herein shall prohibit an increase in development density or intensity within the Project in a manner consistent with the Comprehensive Plan and the Land Development Regulations, provided that an increase in density shall result in pro rata adjustments to the impact fee benefits to the Village provided in Section 10 of this Agreement.

The expiration of this Agreement, shall not be considered a waiver of, or limitation upon, the rights, including, but not limited to, any claims of vested rights or equitable estoppel, obtained or held by the Developer or its successors or assigns to continue development of the Project in conformity with the Project Approval and all prior or subsequent Development Permits or development orders granted by the Village, including, but not limited to, those rights granted under the Comprehensive Plan and the Land Development Regulations, as in effect on the Effective Date or as subsequently amended, provided a Master Building Permit has been timely obtained prior to the expiration of the Project Approval pursuant to Section 7(g) of this Agreement and is maintained in active status until certificates of use and

CIRCUIT AND COUNTY COURTS
CLERK

occupancy are issued by the Village. Notwithstanding the foregoing, the Parties acknowledge that the failure of the Developer to timely obtain a Master Building Permit, pursuant to Section 7(g) of this Agreement, shall result in automatic revocation of the Project Approval and automatic termination of this Agreement, together with the forfeiture of all payments made to the Village paid in furtherance of the Project Approval.

13. Termination. In each event of Developer's material noncompliance with any of the terms set forth herein, in the code, or in the conditions of the Project Approval, the Village may revoke the Project Approval and/or terminate this Agreement after providing notice of the instance of noncompliance and its intent to revoke and/or terminate within thirty (30) calendar days. The Developer shall be given an opportunity to cure any cited noncompliance within the thirty (30) day period following notice. The Developer's failure to cure such noncompliance prior to the lapse of the thirty (30) day period shall afford the Village, at its sole option, the absolute right to terminate this Agreement.

14. Binding Effect. The obligations imposed pursuant to this Agreement upon the Developer and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees, and assigns, and a copy of this Agreement shall be recorded in the Public Records of Miami-Dade County, Florida, at the sole cost and expense of the Developer, upon execution of this Agreement.

15. Governing Laws.

a. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Developer and the Village agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement.

b. This Agreement is effectuated pursuant solely to Sections 8.15 and Chapter 15 of the ULDC, and was not enacted, nor should be construed or interpreted, as a Development Agreement under the Florida Local Government Development Act pursuant to Sections 163.3220 through 163.3243, Florida Statutes (2023) (the "Act"), as the same may be amended from time to time. Rights and obligations provided or imposed by the Act shall not be applicable to the Developer or Village.

16. Notices. Any notices required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by recognized overnight courier, or mailed by certified or registered mail, return receipt requested, in a postage paid prepaid envelope, and addressed as follows:

If to Village at: Village Manager
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

With a copy to: Village Attorney
1666 Kennedy Causeway, 3rd Floor

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY FLORIDA

North Bay Village, FL 33141

Haydee Sera, Esq.
Village Attorney
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134

If to Developer at: SHOMA North Bay Village, LLC
Attn: Mr. Masoud Shoajaee
201 Sevilla Avenue, Suite 300
Coral Gables, FL 33134

With a copy to: Mario Garcia-Serra, Esq.
Gunster, Yoakley & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, FL 33131

Notices personally delivered or sent by overnight courier shall be deemed given on the date of delivery and notices mailed in accordance with the foregoing shall be deemed given three (3) days after deposit in the U.S. Mail. Any party may change its notice address by providing written notice to the other parties of the new address as provided in this paragraph. The terms of this section shall survive the termination of this Agreement.

17. Severability. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

18. Entire Agreement. This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the parties with respect to the subject matter hereof, and there are no other agreements, representations, or warranties other than as set forth herein.

19. Modification, Amendment, and Release. This Agreement may not be modified, amended, or released, except by written instrument signed by the Village Manager and the Developer (and/or its assigns, which may include, but not be limited to a Community Development District and/or master property owners' association with appropriate authority over the Property), provided that such modification, amendment, or release has been approved by the Village after public hearing.

20. Enforcement. Enforcement of this Agreement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Agreement. The prevailing party in any action or suit pertaining to or arising out of this Agreement shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both. The

CIRCUIT & COUNTY COURTS
IN GOD WE TRUST
FLORIDA

provisions of this section shall survive the termination of this Agreement. **EACH PARTY HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY, AND INTENTIONALLY WAIVES AND RELEASES ITS RIGHT TO CLAIM A TRIAL BY JURY OR JURY ADVISORY COMMITTEE WITH RESPECT TO ANY ACTION BY OR AGAINST THE OTHER PARTY ARISING HEREUNDER.**

21. Cumulative Remedies. Nothing contained herein shall prevent the Developer or the Village from exercising any rights and remedies either party may have under law.

22. Original Development Agreement Replaced. This Agreement replaces and supersedes in its entirety the Original Development Agreement previously entered into and recorded at Official Records Book 32964 at Page 4197 of the Public Records of Miami-Dade County.

23. Sovereign Immunity. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the Town's sovereign immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

[THIS SPACE INTENTIONALLY LEFT BLANK. SIGNATURE PAGES FOLLOW.]

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

In the presence of:

Witness #1 Print Name: Leo Cosio
1666 Kennedy Cswy North Bay Village, FL 33141

Witness #2 Print Name: Julie Leonardi
1666 Kennedy Cswy North Bay Village, FL 33141

Attest:

By: _____
Alba L. Chang, CMC
Village Clerk

VILLAGE:
NORTH BAY VILLAGE, FLORIDA,
a Florida Municipal Corporation

By: _____
Dr. Ralph Rosado, AICP
Village Manager
Dated this 11 day of January, 2024.

Approved as to form and legal sufficiency:

By: _____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

STATE OF FLORIDA)
) **SS.**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 11 day of January, 2024, by Ralph Rosado, as Village Manager of North Bay Village, a Florida municipal corporation, on behalf of the Village. He/She is personally known to me or has produced _____ as identification, and acknowledged that he/she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

_____
Notary Public (Print, Stamp, or Type as Commissioned)

ALBA L. CHANG
Notary Public - State of Florida
Commission # HH 139248
My Comm. Expires Oct 3, 2025
Bonded through National Notary Assn.

CIRCUIT AND COUNTY COURTS
MIAMI-DADE COUNTY, FLORIDA

ACTIVE:13167250.8

DEVELOPER:

In the presence of:

SHOMA NORTH BAY VILLAGE, LLC,
a Florida Limited Liability Company:

Witness #1 Print Name: Mariela Chagas
Address: 3615 NE 22nd Ave

Print Name: MASOUD SHOJAEE
Title: Manager
Dated this 5 day of March, 2024.

Witness #2 Print Name: Annette Hernandez
Address: 201 Sevilla Ave #330

STATE OF FLORIDA)
) **SS.**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 7th day of March, 2024, by Masoud Shojaee, as of Shoma North Bay Village, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced _as identification and acknowledged that he/she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

Notary Public (Print, Stamp, or Type as Commissioned)

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SUAREZ
MY COMMISSION # HH 208444
EXPIRES: April 15, 2026

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

ACTIVE:13167250.8

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Address: 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE

Folio Numbers: 23-3209-000-0250

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST; AS SHOWN ON THE "MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID SEVENTY-NINTH STREET CAUSEWAY; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 11°09'40" FOR AN ARC DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A CENTRAL ANGLE OF 37°02'17" FOR AN ARC DISTANCE OF 420.33 FEET TO A POINT; THENCE S 1°37'08" E FOR 205.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 853.98 FEET, A CENTRAL ANGLE OF 12°57'47" FOR AN ARC DISTANCE OF 193.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 324.98 FEET, A CENTRAL ANGLE OF 27°40'09" AND AN ARC DISTANCE OF 156.95 FEET TO A POINT; THENCE S 1°37'08" E FOR 18.18 FEET TO A POINT; THENCE S 88°41'24" W FOR 68.95 FEET TO A POINT; THENCE N 1°37'08" W FOR 238.39 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST; AS SHOWN ON THE "MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE MENTIONED RIGHT-OF-WAY, AS NOW CONSTRUCTED; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 48°08'54" FOR AN ARC DISTANCE OF 546.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 16°43'50" FOR AN ARC DISTANCE OF 189.84 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE; THENCE S 01°7'08" E ALONG SAID RIGHT-OF-WAY LINE FOR 220.83 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 853.98 FEET, AND FROM WHICH A RADIAL LINE BEARS N 21°26'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 185.52 FEET THROUGH A CENTRAL ANGLE OF 12°26'49"; THENCE N 01°37'08" W ALONG A LINE PARALLEL TO AND 180.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE FOR 205.71 FEET TO THE POINT OF BEGINNING; LESS THE AREA BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF 79th STREET CAUSEWAY, BOUNDED BY THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE, AND BOUNDED BY A 25 FOOT RADIUS ARC, CONCAVE SOUTHWESTERLY AND BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA.

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

EXHIBIT "B"
SITE PLAN APPROVAL

RESOLUTION NO. 2023-143

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. 2023- 143

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTION 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") APPROVING WITH CONDITIONS A SITE PLAN APPLICATION BY SHOMA NORTH BAY VILLAGE, LLC, PURSUANT TO SECTION 5.8 OF THE ULDC, TO MODIFY THE SITE PLAN PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2021-046 IN A MANNER EXCEEDING THE SCOPE OF MODIFICATIONS ALLOWED UNDER SECTION 5.9 OF THE ULDC, TO PROVIDE FOR DEVELOPMENT OF A 24-STORY (253 FT., 10 INCHES TALL) MIXED-USE PROJECT THAT WILL ENCOMPASS UP TO 333 DWELLING UNITS WITH COMPLEMENTARY RESIDENT AMENITIES; 750 PARKING SPACES; 52,929 SQ. FT. OF COMMERCIAL SPACE; TO BE LOCATED ON AN APPROXIMATELY 2.8-ACRE PARCEL OF LAND IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 23, 2021, by Resolution 2021-046 (attached as Exhibit "A"), the Mayor and Commission of North Bay Village granted approval pursuant to Sec. 5.8 and Chapter 15 of the North Bay Village Unified Land Development Code (the "ULDC") for a site plan involving a mixed-use project (the "Project") on an approximately 2.8-acre site, previously identified by Folios No. 23-3209-000-0250; 23-3209-000-0251; 23-3209-000-0253; 23-3209-000-0260, located at 1850-1875 79th Street Causeway (Kennedy Causeway); and

WHEREAS, the Project consisted of a 24-story, 205-foot-7-inch building, containing 333 for-rent residential units; a 36,068-square-foot supermarket; 6,315 square feet of additional retail space; 716 parking spaces; and other amenities; and

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

WHEREAS, Shoma North Bay Village, LLC ("the "Applicant") has submitted an application seeking approval to modify the previously approved Project for the same location (now integrated under a single folio through unity of title recorded in the Public Records of Miami-Dade County), as legally described in Exhibit "B," "Legal Description" attached hereto (the "Property"); and

WHEREAS, with the proposed modifications, the Project will consist of a 253-feet-10-inch building encompassing 333 for-sale residential units along with complementary resident amenities; approximately 52,929-sq. ft. of retail space including a grocery store; a liquor store; a food hall; and additional retail space; along with 750 parking spaces in structured parking; and

WHEREAS, the proposed modifications exceed thresholds established in Sec. 5.9 of the ULDC to qualify for an administrative approval of site plan modification and therefore require review as a new site plan under the provisions of Sec. 5.8 of the ULDC; and

WHEREAS, the site plan for the Project is attached hereto as Exhibit "C"; and

WHEREAS, the Project is to be constructed in the "South Kennedy Special Area Plan" ("SK SAP"), which has been approved by Ordinance No. 2023-014, on the south side of Kennedy Causeway, which SK SAP encourages mixed-use developments, with a maximum building height of 24 stories or 240 feet and a base density of 70 units per acre, and provides for an optional set of development regulations that may be voluntarily employed in the mixed-use development of the Property set forth in "Appendix B, South Kennedy Special Area Plan"; and

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

WHEREAS, density bonuses to exceed the base density of 70 units per acre, are approvable by the Commission pursuant to Sec. 8.10.1, adopted via Ordinance No. 2022-013, and Sec. 8.12.5, upon the allocation of non-subsidized workforce housing and payment of a Community Contribution Fee assessed by the Village;

WHEREAS, the Applicant is seeking a density of 120 units per acre to reach the proposed total number of residential units; and

WHEREAS, the workforce housing requirements for the density increase set forth in Sec. 8.10.1 of the ULDC, as amended, applies to for-sale projects and may be satisfied through on-site provision of workforce housing, or through a payment in lieu of workforce housing; and

WHEREAS, pursuant to Sec, 8.10.1 of the ULDC, a payment in lieu of workforce housing may be reduced by the Commission through a Development Agreement if it determines that the timing and extent of the public benefits provided in connection with the project that are enjoyable collectively by all Village residents outweighs the potential benefit to the segment of the Village population provided by the contributions in lieu of workforce housing set forth Sec. 8.10.1 of the ULDC; and

WHEREAS, Village staff reviewed the Project and found its proposed density, intensity, and uses consistent with the SK SAP, the Commercial Future Land Use category of the Comprehensive Plan and other relevant goals, objectives and policies in the Future Land Use Element, and the Village's goals articulated in the NBV100 Master Plan, to revitalize its commercial sector and attract new mixed-use developments to its Village center, and recommends approval subject to the conditions herein; and

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

WHEREAS, pursuant to Section 8.13 and Chapter 15 of the ULDC, Village Staff and the Applicant have agreed on the terms of a development agreement, approved pursuant to Resolution No. 2023-144, which memorializes density bonus requirements, building area in the Project, and other requirements; and

WHEREAS, after a duly noticed public hearing held on July 27, 2023, the Planning and Zoning Board by a vote of 4-0 recommended approval with conditions of the Site Plan request; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on November 9, 2023 in accordance with the law to hear the application; and

WHEREAS, the Mayor and Village Commission find the proposed Site Plan is [consistent/not consistent] with the Village's NBV100 Master Plan vision, the Comprehensive Plan and ULDC; furthers the purpose, goals, objectives, and policies of same; and is in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision; Conditions. Pursuant to Section 5.8 and Appendix B of the ULDC, the site plan to construct a mixed-use development Project consisting of 333 residential units along with complementary resident amenities; a 35,316 square-foot grocery store; a 1,400 square-foot liquor store; a 11,923 square-foot food hall; and 2,538 square feet of additional retail space, as well as 750 parking spaces in structured parking

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

(as shown in Exhibit "C"), is hereby [approved/denied/approved subject to the following conditions]:

General conditions

1. The Project Approval shall be valid for two (2) years, commencing on the effective date of the Approval Resolution, within which time the Applicant must obtain the Master Building Permit, except as provided in the Development Agreement or applicable law. No more than two (2) additional one-year extensions may be granted upon approval by the Village Commission based upon a finding that Applicant has made good faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension that has been granted by the Village Commission, is the "Project Validity Period"). A request for extension must be filed with the Village at least thirty (30) days prior to the end of the then-current Project Validity Period.
2. Applicant's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic revocation of the Project Approval and the automatic termination of this approval and the Development Agreement pursuant to Section 4.d of the Development Agreement.
3. Cost recovery charges must be paid pursuant to Section 5.12. Specifically, no new development application shall be accepted, and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits and payments, and outstanding fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full.
4. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
   A. Updated Boundary and Improvement Survey prepared by John F. Pulice, PSM, dated 6/1/22 and digitally signed 4/21/2023.
   B. Architectural plans prepared by MSA Architects, digitally signed 06/29/2023 by Jose Saumell:
      1) Sheet CS: Cover Sheet and Drawing Index
      2) Sheet A-0.SP-1: Site Plan
      3) Sheet A-2.1: Overall Floor Plan Level 1
      4) Sheet A-2.1M: Mezzanine Floor Plan
      5) Sheets A-2.2 through A-2/23/2: Overall Floor Plan Levels 20-23
      6) Sheet A-2.24: Roof Plan / Pool Deck
      7) Sheets A-3.1 and A-3.2: Residential Building Elevations
      8) Sheets A-3.3 and A-3.4: Garage Building Elevations
      9) Sheets A-4.1 through A-4.7: Unit Plans
   C. Landscape Plans prepared by Witkin Hults, Design Group, digitally signed 6/28/23 by Andrew M. Witkin, RLA:
      1) Sheet L-1: Index and Landscape Plan – Ground Floor
      2) Sheets L-2 and L-3: Landscape Plan
      3) Sheet L-4: Landscape Plan – Level 11/Zen Garden
      4) Sheet L-5: Landscape Plan – Pool Deck

CIRCUIT AND COUNTY COURTS
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

5) Sheets L-6: Landscape Details
6) Sheet TD-1: Tree Disposition Plan
7) Sheet HS-1: Hardscape Plan – Ground Level
8) Sheet SK-1: NE Plaza Enlargement

D. Civil Engineering Plans prepared by David Plummer & Associates, dated 05/23/2023 and digitally signed by Todd Seymour, PE, 06/29/23:
1) Sheet C-1.0: General Notes
2) Sheet C-2.0: Civil Site Plans
3) Sheet C-3.0: Pavement Details
4) Sheet C-4.0: Water Distribution Plan
5) Sheet C-5.0: Sewer Distribution Plan
6) Sheet C-6.0: Water and Sewer Details
7) Sheets C-7.0 and C-8.0: Signing and Pavement Marking Plan and Notes
8) Sheet C-9.0: Grading and Drainage Plan
9) Sheet C-10.0: Drainage Details
10) Sheets C-11 and C-12: Stormwater Pollution Prevention Plan and Detail

E. Gravity Sewer Capacity Analysis Technical Memorandum prepared by 300 Engineering Group LLC, dated 6/14/23.

F. Traffic Study #20105, prepared by David Plummer & Associates, dated June 2023; and cover letter for comparison analysis dated 3/23/23, prepared by Juan Espinoza, PE.

Prior to issuance of a building permit

Development Agreement:

1. Pursuant to Section 8.15 and Chapter 15 of the ULDC, the Applicant shall record a Development Agreement memorializing the Project's Site Plan Approval conditions including, but not limited to the Applicant's responsibility for constructing all the required associated public improvements, as well as the density bonus and related requirements as approved herein.

Workforce Housing, Density Bonus and Community Contribution Fee:

1. The Applicant has not made provisions to allocate the 10 percent of workforce housing units required to attain the proposed density increase from the maximum base density of 70 units per acre to 119 units per acre, on the basis that the project consists of all for-sale units. Pursuant to Sec. 8.10.1 of the ULDC, as amended, the Applicant may elect to make a contribution in lieu of on-site provision of workforce housing.

Landscape and Public Realm:

1. Pursuant to the landscape plans, at least seven percent (7%) of the aggregate lot area, or approximately 6,691 sq. ft., has been assigned as civic space. The areas identified as the "East Plaza" and "West Plaza" shall be developed with public-realm-appropriate improvements and function. The Applicant shall be responsible for constructing or providing all the required associated improvements, including Public Art.

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

2. The Applicant shall, in coordination with the Village, select an artist to create public art displays to be installed at the following locations: 1) The East Plaza; 2. The Florida Department of Transportation (FDOT) entry median at the Village's eastern boundary on the 79th Street Causeway (the "Eastern Median"); and 3) the FDOT entry median at the Village's western boundary on the 79th Street Causeway (the "Western Median"). Collectively, these three locations shall be known as "the Public Art Locations." The Applicant and the Village shall jointly agree on the public art to be installed at the Public Art Locations.
3. Palms shall be planted along the 79th Street Causeway frontage of the property, of a species pre-approved by the Village consistent with landscaping installed or projected to be installed by the Village on the Causeway.
4. The Applicant shall replace the existing bus shelter located on the public right-of-way, adjacent to the northeastern corner of the property. The Village shall pay for the design of the new bus shelter and provide design specifications and plans to the Applicant, who will be responsible for paying up to $35,000 for the fabrication and installation of the shelter. The Village will be responsible for overseeing the fabrication and installation of the shelter.
5. Beautified, safe pedestrian crosswalk treatments shall be required for the central driveway between the residential and commercial portions of the building. Likewise if (as an outcome of the study described in Condition No. 7 of the Traffic/Circulation/Parking conditions listed below), the installation of a mid-block crosswalk is determined to be warranted on East Treasure Drive, such crosswalk shall be similarly beautified.
6. All structured parking shall be screened from view from the adjacent rights-of-way by an art treatment, to be approved by the Village Manager.
7. All loading spaces, services areas, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be concealed from view from any frontage or sidewalk by streetscreens, walls, hedges, fences or opaque gates.
8. Synthetic turf may only be used subject to the limitations of Sec. 9.24 of the ULDC.
9. A photometric plan by a Registered Architect or Engineer shall be submitted.
10. Walls, hedges, fences and gates shall not exceed a height of 3.5 feet within the primary and secondary frontages of the site. Elsewhere, walls, hedges fences and gates shall not exceed a height of 8 feet.
11. Any blank walls over 25' in length and other unattractive areas of the site or building shall be heavily screened with landscaping. Additionally, landscape screening shall be utilized around the proposed dumpsters, FPL transformers, propane tanks, A/C units, generators, above ground utilities, and irrigation pump.
12. The Applicant shall seek to attain no less than 20 points from the North Bay Village Green Building Program, which effort shall include pursuing NGBS Silver certification for the project, as per the Applicant's sustainable design consultant.

Infrastructure/Drainage:

1. The Applicant shall provide up to date documentation of compliance with the applicable Level of Service (LOS) requirements at the time of application for any building permit.

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

2. All existing and proposed utility easements, water and sewer mains, services and appurtenances shall be shown in grayscale on the Landscaping Plan. Water meters and backflow devices shall be located within landscaped areas and no permanent structures, including landscaping, shall be located above the water or sanitary system.
3. Prior to issuance of the Master Building Permit, the Applicant shall obtain, and submit to the Village, all pertinent plan approvals from Miami-Dade County Environmental Resources Management (DERM), Miami- Dade Water and Sewer Department (WASD), and Miami-Dade County Fire Rescue, as well as a Tree Removal Permit.
4. A fire flow test shall be conducted to verify the availability of required fire flow.
5. Specifications of the permeability coefficient of proposed pervious paving materials shall be submitted for approval by the Village Public Works Department prior to Master Building Permit approval.
6. Prior to Master Building Permit approval, the Applicant shall provide data of the drainage system (stage storage and pipe sizing calculations) in a report form prepared by the Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system, as well as drainage calculations for 10-, 25- and 100-year storms.
7. To the extent the Property's area allows under generally accepted engineering standards, Applicant shall install additional injection wells to meet stormwater retention calculations based on the updated NOAA Atlas 14 data set.

Traffic/Circulation/Parking:

1. The Applicant shall submit verification that the proposed development has been reviewed and found in compliance for access management consideration by all agencies having jurisdiction.
2. Working with Miami Dade County Traffic Engineering Department and the Village, the Applicant shall develop an effective signal timing optimization approach for 79th Street Causeway at the junction with the 1800 block of the Causeway and with East Treasure Drive, to maintain an acceptable Level of Service for these intersections.
3. The Applicant shall consider a solution (e.g., a dedicated right-turning lane) to prevent backup of eastbound vehicular traffic in the outside travel lane on the Causeway entering the site.
4. The Applicant shall specify turning radii for all curbs and sight distance triangles for East Treasure Dr. to allow for the evaluation of visibility per Sec. 9.7.B. of the ULDC.
5. The Applicant shall provide updated auto-turn exhibits illustrating the following: a) an overall design that is consistent with the plans set; b) a complete vehicle maneuver until the vehicle is completely aligned with the travel lanes along E Treasure Dr; c) the design vehicle accessing and exiting the trash dumpster.

CIRCUIT AND COUNTY COURTS
MIAMI-DADE COUNTY, FLORIDA

6. All sidewalks providing circulation to the public shall meet the minimum design criteria of the ADA. Ramp curbs shall be provided on the sidewalk at the driveway entrance (FDOT index 304).
7. The Applicant shall address/mitigate potential risk of vehicles encroaching into the sidewalk within the TIES School Zone.
8. The Applicant, in coordination with Miami-Dade County and North Bay Village, shall conduct a pedestrian safety study after the project site is fully operational for at least six (6) months. This study will determine if a mid-block crosswalk is warranted on East Treasure Drive based on pedestrian and traffic volumes. Miami-Dade County has ultimate authority over the approval, installation and placement of a crosswalk. If it is determined that an additional, midblock crosswalk is not warranted, the applicant will work with the County and the Village on improving the existing nearby crosswalks.
9. Pavement markings on all levels of the parking garage shall be revised to meet MUTCD criteria, with diagonal crosshatch markings slanting away from traffic to discourage travel on certain paved areas.
10. Wheel stops shall be provided for parking bays to prevent vehicular encroachment into non-parking areas.
11. The Applicant shall include sidewalk/grass strip restoration according to North Bay Village core requirements.
12. Proposed driveway grades shall not exceed three (3) percent. The maximum slope immediately beyond the right-of-way line shall not change in excess of five (5) percent for either angle of approach or breakover angle.
13. The Applicant shall provide, in graphic and tabular form, the location and number of spaces reserved in the parking garage for use by Grandview Palace, if any. Copy of any agreements between Shoma North Bay Village and Grandview Palace, as may be amended from time to time, shall be submitted to the Village as part of the project record.

Other:

1. The Applicant shall provide a copy of previously recorded plat and a copy of the County's plat report, if available. In the event that the property is determined to not have been previously platted, the Applicant shall plat the property prior to the issuance of a building permit, pursuant to the provisions of Division 3 of Chapter 5 of the North Bay Village ULDC and consistent with Policy 2.1.11 of the NBV100 Comprehensive Plan.
2. All signage shall comply with the restrictions of Section 15.6.E.

Prior to issuance of a Certificate of Occupancy

1. Applicant shall pay all amounts of any kind then due to the Village, either under the Project Approval, the Development Agreement, or as imposed pursuant to any Land Development Regulation.

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

Section 3. Findings of Fact. The Mayor and Village Commission make the following findings of fact based upon the substantial competent evidence provided:

> The requested site plan [meets/does not meet] the applicable Site Plan Review Standards provided in Section 5.8. The requested site plan approval [is/is not] contrary to the public interest or detrimental to the community and [is/is not] compatible with the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations. The Project [supports/does not support] the goals, objectives, and policies of the North Bay Village Comprehensive Plan and those of the NBV100 Master Plan, which include Livability, Resiliency, and Prosperity. The Project [is/is not] compatible with surrounding intensities and densities of development, [provides/does not provide] access to adequate light and air for surrounding properties, [provides/does not provide] commercial use(s) intended to serve the needs of the residents; and [creates/does not create] a pedestrian-friendly experience at the ground level.

Section 4. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 5. Implementation. The Village Manager, Village Attorney, and Village Clerk are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 6. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by Vice Mayor Chervony who moved its adoption. The motion was seconded by Commissioner Cuk and upon being put to a vote, the vote was as follows:

Mayor Brent Latham	Yes
Vice Mayor Richard Chervony	Yes
Commissioner Goran Cuk	Yes
Commissioner Andrew Rotondaro	Yes
Commissioner Rachel Streitfeld	Yes

PASSED AND ADOPTED on this 9th day of November 2023.

Brent Latham, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

Exhibit "B"
LEGAL DESCRIPTION

Address: 1872 79TH STREET (KENNEDY) CAUSEWAY, NORTH BAY VILLAGE

Folio Number: 23-3209-000-0250

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST; AS SHOWN ON THE "MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID SEVENTY-NINTH STREET CAUSEWAY; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 11°09'40" FOR AN ARC DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A CENTRAL ANGLE OF 37°02'17" FOR AN ARC DISTANCE OF 420.33 FEET TO A POINT; THENCE S 1°37'08" E FOR 205.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 853.98 FEET, A CENTRAL ANGLE OF 12°57'47" FOR AN ARC DISTANCE OF 193.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 324.98 FEET, A CENTRAL ANGLE OF 27°40'09" AND AN ARC DISTANCE OF 156.95 FEET TO A POINT; THENCE S 1°37'08" E FOR 18.18 FEET TO A POINT; THENCE S 88°41'24" W FOR 68.95 FEET TO A POINT; THENCE N 1°37'08" W FOR 238.39 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST; AS SHOWN ON THE "MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE MENTIONED RIGHT-OF-WAY, AS NOW CONSTRUCTED; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 18°08'54" FOR AN ARC DISTANCE OF 546.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 16°43'50" FOR AN ARC DISTANCE OF 189.84 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE; THENCE S 01°7'08" E ALONG SAID RIGHT-OF-WAY LINE FOR 220.83 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 853.98 FEET, AND FROM WHICH A RADIAL LINE BEARS N 21°26'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 185.52 FEET THROUGH A CENTRAL ANGLE OF 12°26'49"; THENCE N 01°37'08" W ALONG A LINE PARALLEL TO AND 180.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE FOR 205.71 FEET TO THE POINT OF BEGINNING; LESS THE AREA BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF 79th STREET CAUSEWAY, BOUNDED BY THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE, AND BOUNDED BY A 25 FOOT RADIUS ARC, CONCAVE SOUTHWESTERLY AND BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA.



EXHIBIT "C"
SAP APPROVAL

ORDINANCE NO. 2023-014



ORDINANCE NO. 2023-014

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, WITH ATTACHMENT(S), PURSUANT TO SECTION 4.2 OF CHAPTER 4, "ADMINISTRATION AND ENFORCEMENT," AND SECTION 15.2.G. OF CHAPTER 15, "FORM-BASED CODE" OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), AMENDING THE ZONING OF CERTAIN PARCELS IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, COMPRISING APPROXIMATELY 2.8 ACRES, FROM T6-24 TRANSECT TO "SOUTH KENNEDY SPECIAL AREA PLAN"; AMENDING THE CODE TO CREATE "APPENDIX B, SOUTH KENNEDY SPECIAL AREA PLAN" TO PROVIDE SPECIFIC TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS; PROVIDING FOR CONFLICTS; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, while celebrating its 75th anniversary in 2020, and following an extended public discussion about future growth and development, North Bay Village (the "Village") updated its Unified Land Development Code ("ULDC") as a part of NBV100, a community visioning and master planning process that looks to equip the Village with the tools to become more livable, more resilient, and more prosperous over the next 25 years; and

WHEREAS, to implement the NBV100 Master Plan, the Village adopted Ordinance No. 2021-004 on February 9, 2021, amending the ULDC by the addition of Chapter 15, "Form Based Code"; and

WHEREAS, Chapter 15 sets forth the standards applicable to Form-Based Districts and Transect Zones within the Village; and

WHEREAS, these standards are intended to support the goals, objectives, and policies of the North Bay Village Comprehensive Plan and of the NBV100 Master Plan, which include three pillars: Livability, Resiliency, and Prosperity; and

WHEREAS, to further the intent of the Form-Based Code expressed in Section 15.1., Section 15.2.G. of the Form-Based Code allows parcels of at least two (2) abutting acres in size to be master planned through a Special Area Plan process so as to allow greater integration of public improvements and infrastructure, to enable connectivity; to encourage a variety of building heights, massing, and to provide high quality design

CLERK AND COUNTY COURTS
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

elements and greater flexibility so as to result in higher or specialized quality building and streetscape design within the Special Area Plan; and

WHEREAS, the single or multiple owner(s) of such abutting properties exceeding (2) acres may apply for a rezoning to a Special Area Plan, which shall be approved by the process of rezoning following review by the Planning and Zoning Board and Village Commission concurrent with the site plan approval process; and

WHEREAS, pursuant to Section 4.2 and Section 15.2.G. of the ULDC, an applicant seeking a rezoning to a Special Area Plan may propose development parameters specific to development within the Special Area Plan as an amendment to the ULDC, while regulations of the underlying Transect Zone and the Form-Based Code that are not otherwise addressed by the SAP remain in effect; and

WHEREAS, Shoma North Bay Village, LLC, ("Shoma NBV") is the owner of approximately 2.8 acres of real property (the "Property") which are legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B"; and

WHEREAS, Shoma NBV has applied for:

1) a rezoning of the Property from "T6-24" Transect Zone to "South Kennedy Special Area Plan" ("SK SAP");

2) adoption of a corresponding ULDC text amendment in the form of Appendix B to Chapter 15, which includes a regulating plan and regulations for the development of the Property, a copy of which is attached hereto and incorporated herein as Exhibit "C" ("Appendix B to Chapter 15 South Kennedy Special Area Plan"); and

3) approval of a proposed project Site Plan and Development Agreement, which are being considered concurrently with this Ordinance and approved separately by Resolution of the Village Commission; and

WHEREAS, Staff has reviewed the application for a rezoning of the Property from "T6-24" Transect Zone to "South Kennedy Special Area Plan" and the proposed Appendix B to Chapter 15 (also known as the "SK SAP"), and determined that the rezoning and proposed Appendix B to Chapter 15 satisfy the conditions of Sections 4.2 and 4.17 of Chapter 4 and Section 15.2.G of the Village Code, and recommends approval of the rezoning and the proposed Appendix B to Chapter 15 with conditions; and

WHEREAS, on July 27, 2023, at a duly noticed public hearing, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, reviewed this Ordinance;

CIRCUIT & COUNTY COURTS
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

found that it is consistent with the Village's Comprehensive Plan, and recommended approval; and

WHEREAS, this Ordinance was presented to the Village Commission in two readings, with the public hearing conducted for second reading on November 9, 2023; and

WHEREAS, after due notice and hearing, the Mayor and Commission find that adoption of this Ordinance is consistent with the Village's Comprehensive Plan, the Village's ULDC, and the Florida Community Planning Act; implements the pillars and goals of the NBV100 Master Plan; and is in the best interest and welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Amending the Zoning. That the Village Commission hereby approves a rezoning of the Property described in Exhibits "A" and "B", attached hereto and incorporated herein, comprising approximately 2.8 acres (121,914 sq. ft.) from "T6-24" Transect Zones to "South Kennedy Special Area Plan."

Section 3. Amending Chapter 15 of the Unified Land Development Code. That Chapter 15 of the Unified Land Development Code of North Bay Village, Florida, is hereby amended as provided in the attached Exhibit "C", which is incorporated herein and made a part hereof by this reference, to provide for an Appendix B to Chapter 15, which includes a regulating plan and regulations for the development of the Property, and shall be referred to as "Appendix B to Chapter 15" or the "South Kennedy Special Area Plan," which shall apply to the Property zoned "South Kennedy Special Area Plan."

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification. That it is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. Binding Effect. That the Property described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein, shall be subject to the regulations set forth in Appendix B, which is attached hereto as Exhibit "C", and any other non-conflicting land development regulations. This ordinance shall be binding on the Applicant and any successors and assigns with any interest in the Property.

Section 8. Effective Date. That this Ordinance shall become effective immediately upon final adoption on second reading. This Ordinance shall automatically cease to have any force, effect, or applicability with respect to new development but shall continue to apply to then-existing development upon the termination or expiration of the Development Agreement.

PASSED on first reading on the 12th day of September, 2023.

PASSED AND ADOPTED on second reading on the 9th day of November, 2023.

Brent Latham, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By: Commissioner Goran Cuk
Seconded By: Vice Mayor Richard Chervony

Second Reading:
Moved By: Vice Mayor Richard Chervony
Seconded By: Commissioner Rachel Streitfeld

Vote on Final Adoption:

Mayor Brent Latham	Yes
Vice Mayor Richard Chervony	Yes
Commissioner Goran Cuk	Yes
Commissioner Andrew Rotondaro	Yes
Commissioner Rachel Streitfeld	Yes



Exhibit "A"
LEGAL DESCRIPTION

Address: 1872 79TH STREET (KENNEDY) CAUSEWAY, NORTH BAY VILLAGE

Folio Number: 23-3209-000-0250

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST; AS SHOWN ON THE "MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID SEVENTY-NINTH STREET CAUSEWAY; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 11°09'40" FOR AN ARC DISTANCE OF 126.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A CENTRAL ANGLE OF 37°02'17" FOR AN ARC DISTANCE OF 420.33 FEET TO A POINT; THENCE S 1°37'08" E FOR 205.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 853.98 FEET, A CENTRAL ANGLE OF 12°57'47" FOR AN ARC DISTANCE OF 193.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 324.98 FEET, A CENTRAL ANGLE OF 27°40'09" AND AN ARC DISTANCE OF 156.95 FEET TO A POINT; THENCE S 1°37'08" E FOR 18.18 FEET TO A POINT; THENCE S 88°41'24" W FOR 68.95 FEET TO A POINT; THENCE N 1°37'08" W FOR 238.39 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST; AS SHOWN ON THE "MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTH-EAST SEVENTY-NINTH STREET CAUSEWAY", WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 88°41'24" E ALONG THE CENTER LINE OF THE ABOVE RIGHT-OF-WAY FOR 1560.00 FEET TO A POINT; THENCE S 1°37'08" E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE MENTIONED RIGHT-OF-WAY, AS NOW CONSTRUCTED; THENCE N 88°41'24" E ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY FOR 1943.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE HAVING A RADIUS OF 557.82 FEET AND A CENTRAL ANGLE OF 38°12'00" FOR AN ARC DISTANCE OF 371.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 48°08'54" FOR AN ARC DISTANCE OF 546.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED CURVE HAVING A RADIUS OF 650.48 FEET AND A CENTRAL ANGLE OF 16°43'50" FOR AN ARC DISTANCE OF 189.84 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE; THENCE S 01°7'08" E ALONG SAID RIGHT-OF-WAY LINE FOR 220.83 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 853.98 FEET, AND FROM WHICH A RADIAL LINE BEARS N 21°26'37" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 185.52 FEET THROUGH A CENTRAL ANGLE OF 12°26'49"; THENCE N 01°37'08" W ALONG A LINE PARALLEL TO AND 180.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE FOR 205.71 FEET TO THE POINT OF BEGINNING; LESS THE AREA BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF 79th STREET CAUSEWAY, BOUNDED BY THE WEST RIGHT-OF-WAY LINE OF EAST TREASURE DRIVE, AND BOUNDED BY A 25 FOOT RADIUS ARC, CONCAVE SOUTHWESTERLY AND BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

LYING AND BEING IN THE CITY OF NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA.



EXHIBIT "D"

SHOMA NORTH BAY VILLAGE IMPACT FEES

CIRCUIT AND COUNTY COURTS
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

OR Bk 32345 Pg 1368

IMPACT FEE CALCULATION - SHOMA NORTH BAY VILLAGE, LLC (1850-1875 79TH STREET CAUSEWAY)

Function	Per ERC[1] Fee	Residential units: 333	Retail Square Footage: 52,929	Office: 0 SF	Administrative Charge (%)	Administrative Charge ($)	Subtotal per Service ($)
Police - MF	$ 772.60	$ 257,276			7.50%	$ 19,296	$ 276,571
Police - Retail	$ 1,253.46		$ 66		7.50%	$ 5	$ 71
Park Open Space Fee	$ 851.00	$ 283,383			7.50%	$ 21,254	$ 304,637
Park Improvement Fee	$ 1,041.00	$ 346,653			7.50%	$ 25,999	$ 372,652
Existing Wastewater Line Improvement *	$ 934.16	$ 622,151	$ 7,063		7.50%	$ 47,191	$ 676,405
Wastewater Line Replacement *	$ 1,401.24	$ 933,226	$ 10,595		7.50%	$ 70,787	$ 1,014,608
Water Impact Fee (by Meter Size) **	$ 1,302.00	$ 7,812			7.50%	$ 586	$ 8,398
Subtotals		**$ 2,450,500**	**$ 17,725**	$ -		**$ 185,117**	
Total for Shoma Project							**$ 2,653,341.81**

Based on North Bay Village Impact Fee Tables 2012-2036

(1) Equivalent residential connection

* Apts equal 2 ERC's

** Assumes 2 2-in meters, but number and size of meters must be provided by architect/engineer of record

Applicable Code Sections

Sec. 39.05 (Police)

Sec. 51.11 (Water)

Sec. 52.18 (Sewer)

Sec. 151.100 (Parks and Recreation)

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on MAR 0 8 2024 day of AD 20
WITNESS my hand and Official Seal.
Clerk of Circuit and County Courts
By D.C.
Tosca Whitfield #212817

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

WEISS SEROTA
HELFMAN COLE + BIERMAN

HAYDEE SERA, PARTNER
HSera@wsh-law.com

February 21, 2025

Via Federal Express Overnight Mail Tracking No. 772235293402 and email (mshojaee@shomagroup.com)
Masoud Shoajaee
Shoma North Bay Village, LLC
201 Sevilla Avenue, Suite 300
Coral Gables, FL 33134

Copy Via Federal Express Overnight Mail Tracking No. 772235932097 and email (mgarcia-serra@gunster.com)
Mario Garcia-Serra, Esq.
Gunster, Yoakley & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, FL 33131

Re: Notice of Default of Development Agreement
1872 79th Street Causeway (the "Property")

Dear Mr. Shoajaee (with copy to Mr. Garcia-Serra):

As you know, our firm represents North Bay Village, Florida (the "Village"). On March 5, 2024, following the Village's adoption of various legislation related to the Property on November 7, 2023, the Village and Shoma North Bay Village, LLC ("Shoma") entered into a Development Agreement, which was recorded on March 8, 2024 in the official records of Miami-Dade County, Florida at Official Records Book 34126 at Page 673 (the "Development Agreement").

On November 20, 2024, we notified you that the $493,500 partial Payment in Lieu of Workforce Housing that was to be made on August 31, 2024 was not received by the Village. To date, the Village has still not received the payment, despite various assurances that the "check is in the mail."

Given previous instances of delayed payment under the Development Agreement, and the fact that the Village provided an invoice and various communications to remind you of the obligation, the Village considers this to be material noncompliance with the Development Agreement. This determination has been previously communicated to you.

Please consider this the Village's formal demand for this payment and notice of the Village's intent to terminate the Development Agreement and revoke the Project Approval under Section 13 of the Development Agreement if the material noncompliance is not immediately cured. Accordingly, please arrange for immediate payment of the $493,500 partial Payment in Lieu of Workforce Housing.

Additionally, as we previously notified you, a shell building permit was not obtained and vertical construction of the Project did not commence by November 16, 2024. As a result, Sections 7.a and 7.c of the Development Agreement require the following prior to issuance of any building permit:

1. Payment of a Community Contribution Fee of $1,370,000 (for a total Community Contribution Fee of $2,740,000); and
2. Payment in Lieu of Workforce Housing of $3,807,000 or entering into the required agreement to provide 34 workforce housing dwelling units on the property.

Finally, please be aware that Section 7.d provides for a $400,000 payment at building permit.

Your attention is directed to Section 13 of the Development Agreement which provides:

> In each event of Developer's material noncompliance with any of the terms set forth herein, in the code, or in the conditions of the Project Approval, the Village may revoke the Project Approval and/or terminate this Agreement after providing notice of the instance of noncompliance and its intent to revoke and/or terminate within thirty (30) calendar days. The Developer shall be given an opportunity to cure any cited noncompliance within the thirty (30) day period following notice. The Developer's failure to cure such noncompliance prior to the lapse of the thirty (30) day period shall afford the Village, at its sole option, the absolute right to terminate this Agreement.

Be advised that the Village Commission intends to review the status of the Development Agreement at its March 18, 2025 meeting.

Should you have any questions or concerns, please do not hesitate to contact me at 305-854-0800 or hsera@wsh-law.com.

Sincerely,



Haydee Sera
Village Attorney

cc: Frank Rollason, Village Manager
Tony Recio, Village Attorney
Mayor and Commission

UTRERA LAW

CHRISTOPHER M. UTRERA, ESQ.
cmu@utreralaw.com

March 11, 2025

VIA OVERNIGHT MAIL & EMAIL

Frank Rollason Village Manager 1666 Kennedy Causeway 3rd Floor North Bay Village, FL 33141 villagemanager@nbvillage.com	Haydee Sera Village Attorney for North Bay Village Weiss Serota Helfman Cole + Bierman 2525 Ponce de Leon Blvd., Suite 700 Coral Gables, FL 33134 Hsera@wsh-law.com

Re: Response to Notice of Default of Development Agreement
1872 79th Street Causeway / Shoma Bay

Mr. Rollason and Ms. Sera,

As you may be aware, Utrera Law has the pleasure of representing Shoma North Bay Village, LLC ("Shoma" or "Developer") as it pertains to the development of the property located at 1879 79th Street Causeway (the "Project"). This correspondence shall serve as a response to the Notice of Default issued by North Bay Village (the "Village") dated February 21, 2025 ("Default Letter") regarding the Development Agreement recorded at Official Records Book 34126, Page 673 of the Public Records of Miami-Dade County (the "Agreement"). Any capitalized terms used herein, and not specifically defined herein, shall have the same meaning as any defined terms in the Agreement or the Default Letter. All further correspondence regarding this matter should be directed to the undersigned. Nothing in this letter shall be seen as a waiver or relinquishment of any rights or defenses in accordance with the terms of the Agreement.

To begin, as we (Ms. Sera and myself) have discussed, my client is interested in moving forward with this Project (which has already commenced construction), and maintaining a positive working relationship with the Village. However, the Default Letter seems to indicate a desire to the opposite. Nevertheless, this correspondence shall address the issues in the Default Letter in an attempt to put said issues "to bed," and hopefully move forward with a positive working relationship, which will be necessary to complete the Project that will yield very significant public benefits for the Village.

Partial Payment in Lieu of Workforce Housing

As it pertains to the partial Payment in Lieu of Workforce Housing pursuant to Article 7(c), said payment has been made. Shoma has satisfied its obligation under Section 7(c) of the Agreement by remitting the $493,500 payment, and this should no longer be an issue with the Village or the Agreement. See the receipt from the Village attached hereto an incorporated herein as "**Exhibit A**." Accordingly, this matter is resolved.

Community Contribution Fee and Payment in Lieu of Workforce Housing Adjustment

The Default Notice next discusses Sections 7(a) and 7(c), and the Village's attempt to require additional amounts for the Community Contribution Fee and the Payment in Lieu of Workforce Housing. Contrary to the assertions in the Default Letter, Shoma has obtained a valid shell permit for the Project (by way of its foundation permit) and has commenced vertical construction, which includes the installation of several vertical piles at the Project. The issued foundation permit allows for construction (at minimum) of vertical elements, and work has progressed accordingly.

To explain Shoma's position, while the Agreement refers to a "shell building permit" in Sections 7(a) and 7(c), it does not define that term. The Village and the Default Letter seem to misconstrue this use of "shell building permit" to exclusively refer to a final/complete building permit. This is critically important to this analysis, as the Agreement separately utilizes and addresses different permits throughout the Agreement. To this point, in Sections 7(a) and 7(c), the Parties used specific terms and conditions. In other words, if the parties had intended to equate "shell building permit" with the final building permit or Master Building Permit, they would have done so explicitly and used such a description or term.

Instead, the conditions of a "shell building permit" and vertical construction were used. Interpreting these conditions, as used in Section 7(a) and 7(c), to mean or require more than the permit pursuant to which Shoma is currently conducting work on site is inconsistent with the Agreement's plain language and structure, and must be rejected under basic principles of Florida contract interpretation. In fact, the very paragraph relied upon by the Village contradicts its own position. Sections 7(a) and 7(c) provide, in part, as follows:

Section 7(a)

[1] The above total reflects an adjustment of the Community Contribution Fee by the Village Commission pursuant to Commission authority set forth in Resolution No. 2021-010 based on commitments made by the Developer as to timing of the construction of the Project. If by November 16, 2024, a shell building permit has not been obtained and vertical construction of the Project has not commenced, then the remaining balance of the Community Contribution Fee that would have been due $1,370,000,(for a total Community Contribution Fee payment of $2,740,000) prior to obtaining any building permit on the Property.

Section 7(c)

[1] The above total reflects an adjustment of the Payment in Lieu of Workforce Housing by the Village Commission pursuant to Commission authority set forth in Ordinance No. 2023-012 based on commitments made by the Developer as to timing of the construction of the Project. If by November 16, 2024, a shell building permit has not been obtained and vertical construction of the Project has not commenced, then an additional payment of $3,807,000.00, shall be paid by the Developer prior to obtaining any building permit on the Property, or, alternatively, the Developer will have entered into the required agreement to provide 34 workforce housing dwelling units.

The language clearly states that if a "shell building permit has not been obtained and vertical construction of the Project has not commenced by November 16, 2024, ***then*** [an additional payment is due] ***prior to obtaining any building permit on the Property.***" (emphasis added). How can one obtain a shell building permit and commence vertical construction "prior to" the issuance of any building permit, if the "*shell* building permit" was meant to mean the same thing as "*any* building permit?" Why would the same provision use different terms if what it really meant to use was the 'final building permit' or Master Building Permit? In fact, the defined term "Master Building Permit" is used throughout the Agreement, as opposed to "shell building permit" with vertical construction. See Sections 7(f), 7(h), 7(k) and 12 of the Agreement. Reading the language as the Village would see fit frustrates the purpose of the Agreement and is clearly not what was intended.

In reality, it is difficult for the Village to argue that a foundation is not part of a shell, nor that vertical construction elements have not started.[1] Therefore, Shoma's obtaining of the foundation permit and the vertical construction that has commenced not only satisfies the terms of the Agreement for Section 7(a) and 7(c), but also makes sense in the plain reading of the Agreement. There is no need to cite the myriad of cases in Florida adhering to the 'plain language rule,' wherein the Courts will give words their plain, ordinary and common meaning unless otherwise defined. Furthermore, Florida Courts routinely consider the entirety of a contract when interpreting its terms, rather than focusing solely on individual provisions. With this framework in mind, the plain and ordinary meaning of the words "shell building permit" and "vertical construction" will undoubtedly weigh in favor of Shoma's position discussed above.

Village's Delays

The Default Letter also seems to overlook the involvement (or lack thereof) the Village has in any sort of alleged delay in achieving development milestones. As we (Ms. Sera and myself) have discussed, the Village has contributed to delays in Shoma's ability to obtain the final building permit. As a singular specific example, I have shared correspondence where the Miami-Dade Department of Environmental Resources Management ("DERM") and Miami-Dade Water and Sewer Department ("WASD") have raised issues with the Village's own public works department utility letters and utilities' location descriptions. This caused confusion and delays in obtaining WASD and DERM approvals, ultimately delaying the ability to obtain the final building permit. Additionally, Shoma has learned that there was a moratorium implemented by DERM for rehabilitation work associated with pump stations surrounding the Project, requiring the village to perform rehabilitative work before DERM's sewer moratorium would be lifted. To the extent this affected the Project, it would have been impossible to have a final building permit issued.

Conclusion

In conclusion, Shoma has satisfied all conditions necessary to maintain its entitlements,

[1] It should also be noted that Shoma has obtained other permits and is moving forward under those permits, such as the crane foundation permit that was recently issued. Again, this is further indication of the Parties' intentions in the Agreement, as discussed herein.

including the reduced fee structure outlined in Section 7. As such, the citation to Section 13 of the Agreement in the Default Letter is factually incorrect and legally unsupportable. Please note, the Village's threat to terminate the Agreement or withhold permitting is not only improper, but will be contested vigorously. Shoma has already commenced vertical construction, is on the verge of having the Master Building Permit issued, and is well on its way to completing this transformative project. Any action by the Village to terminate the Agreement, interfere with Shoma's vested development rights, or to otherwise impede or delay permitting activity without valid legal cause will be immediately challenged. Such action would constitute a clear breach of the Village's obligations under the Agreement and could give rise to substantial claims for contractual damages, injunctive relief, and attorneys' fees, as expressly contemplated in Section 20 of the Agreement and Florida law. Shoma has relied on its vested rights and the Village's express contractual commitments to move forward in good faith with the development of this transformative project. Threats of termination or obstruction in the permitting process jeopardize the Village's credibility, undermine public-private collaboration, and expose the Village to substantial legal risk.

Shoma expressly reserves all rights, claims, and defenses under the Agreement, applicable Florida law, and at equity. Nothing in this letter shall be construed as a waiver of any such rights or as an admission of any fact or legal conclusion contained in the Village's Notice of Default. We respectfully request that the Village promptly withdraw the Notice of Default and confirm, in writing, that the Village intends to proceed accordingly.

As always, should you wish to discuss anything discussed in this correspondence, please feel free to reach out to me. Once again, Shoma is desirous of amicably moving forward with the Project and forging a lasting relationship with the Village.

Sincerely,

UTRERA LAW

/s/ *Christopher M. Utrera*
CHRISTOPHER M. UTRERA, ESQ.

cc: Client (via email)
Mario Garcia-Serra, Esq. (via email)
Tony Recio, Village Attorney (via email)

Enc.

CVFG@GR ?

North Bay Village
1666 Kennedy Causeway, 300
North Bay Village, FL 33141
Phone: 305/756-7171
Fax: 305/756-7722

Billed To: SHOMA NBV, LLC

Email:

MGarcia-serra@gunster.com

MShojaee@shomagroup.com

Account # : **SEE CODES**

ITEM DESCRIPTION	UNITS	PI
WKFHF - Workforce Housing Fee	1.00	493,:

TOTAL THIS INVOICE $493,500.00

1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141

DATE : 3/6/2025 9:07 AM
OPER : RZ
TKBY : RZ
TERM : 2
REC# : 00091693

WKFHF WORKFORCE HOUSING FEES 493500.00
WORKFORCE HOUSING FEE - SHOMA NORTH BAY
WORKFORCE HOUSING FEES 493500.00
001-00-329-3297 -493500.00

Paid By:SHOMA NORTH BAY VILLAGE, LLC
2-CK 493500.00 REF:743

APPLIED 493500.00
TENDERED 493500.00

CHANGE 0.00

For questions, contact Finance Department at: 305/756-7171

REMIT TO:

North Bay Village
1666 Kennedy Causeway
North Bay Village, FL 33141

A copy of this invoice should accompany your check. Thank you!

1666 Kennedy Causeway, 3rd Floor
REC#: 00091693 3/6/2025 9:07 AM
TRAN: WKFHF WORKFORCE HOUSING FEES
OPER: RZ TERM: 2
TKBY : RZ

WORKFORCE HOUSING FEE - SHOMA NORTH BAY
WORKFORCE HOUSING FEES 493500.00
001-00-329-3297 -493500.00

Paid By:SHOMA NORTH BAY VILLAGE, LLC
2-CK 493500.00 REF:743

APPLIED 493500.00
TENDERED 493500.00

CHANGE 0.00

Page 1

TONY RECIO, PARTNER
trecio@wsh-law.com

March 18, 2025

Via email only (CMU@utreralaw.com)
Christopher M. Utrera, Esq.
Utrera Law
9250 SW 45 Terrace
Miami, FL 33165

Re: Reply to Shoma's Response to Village's Notice of Default of Development Agreement
1872 79th Street Causeway (the "Property")

Dear Mr. Utrera:

We are in receipt of your March 11, 2025 response to the Village's February 21, 2025 Notice of Default (the "Default Notice"). We appreciate Shoma's desire to move forward with a positive working relationship. This letter confirms that the default described in the Default Notice has been cured by Shoma's payment on March 6, 2025 of the $493,500 Workforce Housing Fee which was due on August 31, 2024. Notwithstanding the late payment and consistent with the terms of the Amended and Restated Development Agreement[1] (the "Development Agreement"), prior to the issuance of any building permit, Shoma owes $5,177,000, which represents the full amount of the Community Contribution Fee and Payment In Lieu of Workforce Housing Contribution (the "Bonus Fees") that are due under the Development Agreement.

We take this opportunity to provide additional context on the history of the Project's approval and the Bonus Fees.

Background

North Bay Village approved Shoma's South Kennedy Special Area Plan (the "SK SAP") and Site Plan on November 9, 2023.[2] The base density pursuant to the SK SAP is 70 units per acre. Shoma sought a bonus approval for a density of 120 units per acre as part of its site plan. When a density bonus is approved as was done here, certain contributions are

[1] Dated March 5, 2024, and recorded in Official Records Book 34126 at Page 673 of the Public Records of Miami-Dade County, Florida. Resolution No. 2023-144 approved the Development Agreement.
[2] The Special Area Plan was approved by Ordinance No. 2023-014 and the Site Plan was approved by Resolution No. 2023-143.

required.[3] To memorialize the bonus density and other commitments, Sec.8.13 of the ULDC requires the applicant to enter into a development agreement.

The ULDC required payment of a community contribution fee[4] and on-site provision of workforce housing (or a payment in lieu of workforce housing)[5] in order to qualify for the bonus density. In order to incentivize Shoma to more quickly proceed with building the Project, the Village and Shoma negotiated the Development Agreement to include reduced community contribution fee and workforce housing payments for the density bonus, provided specific milestones were reached by a certain date.

The bonus provision of the Development Agreement was discussed at the public hearing on November 9, 2023. Your client, who was well represented by respected and experienced land use counsel, acknowledged and accepted the incentive provision at the public hearing, which was incorporated into the final Development Agreement. Of note, at the time of approval, your client was (and remains) a sophisticated and experienced real estate developer with over 30 years of experience in the industry.[6] Your client knew and understood the risks of accepting the deadlines in the bonus conditions and proceeded in spite of those risks.

As you know, Sections 7(a) and 7(c) of the Development Agreement provide for a reduction of the amount due for the bonuses your client obtained as part of its development approvals. The reduction was expressly conditioned upon obtaining a shell building permit and commencing vertical construction of the Project by November 16, 2024. If the deadline was not met, the right to pay the reduced amount was forfeited, and your client was to pay the amount that would have otherwise been due had the Village Commission not offered the reduction as an incentive for Shoma to move quickly on the Project.

As we have stated previously, your client did not meet those conditions. It neither obtained a shell building permit nor commenced vertical construction of the approved Project by November 16, 2024. Your assertions to the contrary in your letter are unpersuasive.

[3] *See* Section 8.10.1 of the Village's Unified Land Development Code ("ULDC").
[4] Pursuant to Sec. 8.10.1.E of the ULDC and the Village's Master Fee Schedule, the community contribution fee is calculated at a rate of $20,000 for each of the 137 units approved over the base density of 70 units per acre.
[5] Per Sec. 8.10.1.B of the ULDC, to exceed 70 units per acre up to 120 units per acre, 5% of the approved number of units shall be Workforce Housing. Sec. 8.10.2 of the ULDC allows for a payment in lieu of providing the Workforce Housing on-site through application of a formula. At the time of the approval, that formula resulted in a total contribution of $4,794,000 for the 34 units of workforce housing that were required.
[6] *See* https://www.shomagroup.com/people/masoud-shojaee (Last visited March 17, 2025)("Over the past 36 years, Shoma has developed more than 10,000 homes and condominiums and more than one million square feet of retail and office space with $6 billion in completed real estate transactions.")

Shell Building Permit

The term "shell building permit" was used to define a milestone that would indicate construction was proceeding, while affording your client the maximum flexibility to pursue permitting in the most efficient manner. A "master building permit"[7] includes elements beyond the shell (*e.g.*, mechanical, electrical, plumbing, interior work for habitable residential spaces, etc.) and may optionally include additional work beyond that scope, such as providing for buildout of commercial space. A "shell building permit" means a building permit that allows for construction of the shell,[8] which refers to the building envelope, but excludes the partitions interior to that envelope. In other words, the shell is the construction and materials that define the boundary between the inside and outside of the building, just as a shell in nature refers to the structure that protects what is inside (*e.g.*, a mollusk or a seed) from what is outside. Thus, the requirement for a shell building permit is for a building permit that authorizes all of the parts of the building's shell: the floor or foundation, the walls, and the structural roof. As long as a permit provided for those components, it would have qualified as a shell building permit. The master permit application submitted by Shoma in December of 2023 met that definition. Any additional work over and above permit requirements that the permit application included was at Shoma's option. However, as explained further below, Shoma did not obtain issuance of the permit by the November 2024 deadline.

You argue that a foundation permit is sufficient to meet the requirement of a shell building permit. That is incorrect. The shell is the entire assembly of components, not simply one of them. A shell and a foundation are not the same thing; a foundation is insufficient to define the inside and the outside of a building. Indeed, the Development Agreement's definition of "Master Building Permit" is defined in reference to the shell of the principal building. Extrapolating your argument would suggest that a master building permit was obtained once Shoma obtained a foundation permit for the principal building. That is clearly not the case.

[7] In a further attempt to provide Shoma with maximum flexibility, the Development Agreement defines "master building permit" as a permit "for above-grade vertical construction of the shell of the principal building . . ."

[8] While the term "shell" is not defined in the Development Agreement, Black's Law Dictionary, or the Florida Building Code, Merriam-Webster defines a shell as (among other less relevant meanings):

1. a hard rigid usually largely calcareous covering or support of an animal
2. the hard or tough often thin outer covering of an egg (as of a bird or reptile)
3. the covering or outside part of a fruit or seed especially when hard or fibrous
4. shell material (as of mollusks or turtles) or their substance
5. a framework or exterior structure
6. an external case or outside covering

See Merriam-Webster Dictionary (2025)(https://www.merriam-webster.com/dictionary/shell#:~:text=%3A%20a%20framework%20or%20exterior%20structure,external%20case%20or%20outside%20covering) (last visited March 17, 2025).

Condition and Result

Your other argument maintains that the Development Agreement's reference to "any building permit" as a descriptor of the timing of the resulting payments due is somehow inconsistent with the preceding condition requiring the permit and vertical construction prior to a certain date. This is simply an attempt to confuse the record and create an ambiguity that does not exist.

Simply put, there is no ambiguity in the provisions of Sec. 7.a. (relating to the Community Contribution Fee) or 7.c. (relating to the Workforce Housing Payment in Lieu). Each provision provides a condition and a result (*i.e.*, if x, then y). Consider the language:

> If by November 16, 2024, a shell building permit has not been obtained and vertical construction of the Project has not commenced, then [insert requirement for each of the Bonus Fees] . . . prior to obtaining any building permit on the Property.

The condition requires a shell building permit and the start of vertical construction prior to a specific date, November 16, 2024. The result requires the payment (or provision of workforce housing) prior to any building permit. This result is dependent on the condition. In other words, it is never given effect if the condition is met.

Stated differently, there are two separate scenarios described by the condition:

- Scenario #1 Condition: A shell building permit is obtained and vertical construction commences by November 16, 2024.
  - Result: No further payment is due. The requirements to finalize the reduction in Bonus Fees granted by the Village Commission were met. Your client pays no more in Bonus Fees.

- Scenario #2 Condition: A shell building permit is not obtained and vertical construction does not commence by November 16, 2024.
  - Result: The reductions granted by the Village Commission are lost and the entirety of the Community Contribution Fee and Workforce Housing Fee become due prior to a new milestone: the issuance of any building permit.

The fact that the milestone is identified as "any building permit" is logical because the result is triggered only in the event that the shell building permit is <u>not</u> timely obtained. Necessarily, that means that the developer will still have to pull a shell building permit, only it will have to occur ***<u>after</u>*** November 16, 2025. Thus "any building permit" can include a shell building permit. No purpose of the agreement is frustrated thereby.

We appreciate the lesson in contractual interpretation and the citations. They do not support your position. As you no doubt understand from the above, the plain meaning of the language supports the Village's position.

At the risk of putting too fine a point on the matter, the plain meaning of a shell is the outer portion of the building that encloses, and forms a barrier and delineation between, the *inside* of the building and the very *outside* that surrounds it. A building permit that includes that much of any building or component structure on the Property would have been sufficient to meet the condition. Had that requirement been met by November 16, 2025, your client would have no issue. But it was not met by the deadline, and indeed has not yet been met four months after the deadline. Shoma owes the full amount of the Bonus Fees, of which $5,177,000 remains to be paid.

Delays in Permitting

As a final matter, your client submitted for a master building permit on December 19, 2023. It elected to include all project components under one permit. As with any permit application, review comments were provided and Shoma's design professionals responded to the comments by subsequent submission. Four cycles of reviews and resubmittals resulted in review comments issued by the Village on July 12, 2024. Responses to those comments were not submitted by your client prior to the November 16, 2024 deadline. In fact, responses to those comments were not submitted until November 21, 2024, after the deadline. Village staff reviewed the plans, approved some disciplines, and issued comments on disciplines not approved a mere four days later. To suggest the Village's response time was responsible for your client's delay is not supported in fact.

With respect to WASD and DERM approvals, the water and sewer moratorium affecting the Village's main pump station, the one associated with your property, was lifted on February 16, 2023. That was approximately ten months *before* Shoma *submitted* an application to seek a building permit for vertical construction. Having been resolved prior to Shoma's submittal, the moratorium could not have affected the building permit.

Unless you can demonstrate that the Village's paperwork concerning their utility was the sole reason for your delay beyond November 16, 2024, there is no basis to your additional concerns regarding delays that you raised. The Village timely provided documentation as requested, and promptly corrected any errors in the information, which your client, with his ample experience, can attest occurs from time to time in government administration. While the Village endeavors to be as perfect as possible, mistakes can and do happen.

Moreover, considering the six-month delay in the $493,500 Payment in Lieu of Workforce contribution despite repeated responses essentially saying "the check is in the

mail," and the media reporting about the Shoma principal's alleged loan defaults[9], it is reasonable to infer that your client's other financial concerns were a potential contributing cause to the delay in permitting. This would, of course, be readily identifiable in the discovery phase, should this matter go into litigation. In any event, it is certainly curious that the payment due to the Village and your letter materialized right after the well-publicized sale of Shoma's Bird Road assemblage for the reported amount of $35MM.[10]

In the end, your client did not hold up its end of the deal. Shoma committed to an obligation and did not meet it. Your attempt to alter the terms of that obligation is as flawed as your attempt to shift the blame for your delay to the Village, when it is fairly obvious other factors were at play.

If your client truly wants to turn the page and move on, perhaps with a reduction of the amount owed, we suggest it approach the Village by accepting the clear obligation and asking the Village Commission for help. While we cannot promise they will approve any assistance or modifications to the Agreement, we are confident they will listen and consider a petition made with humility and respect for their office and their intelligence.

Very truly yours,

Tony Recio

TR/ms
3749019-13
cc: Mayor and Commission
Frank Rollason, Village Manager
Haydee Sera, Village Attorney
Mario Garcia-Serra, Esq., Gunster, Yoakley & Stewart, P.A., Zoning Counsel for Shoma (*mgarcia-serra@gunster.com*)

[9] *See* e.g. https://therealdeal.com/miami/2025/01/09/lender-sues-shomas-masoud-shojaee-over-alleged-8m-mortgage/ and https://therealdeal.com/miami/2024/12/13/lender-sues-masoud-and-stephanie-shojaee-over-11m-debt/ (last visited March 17, 2025)

[10] *See* https://www.bisnow.com/south-florida/news/mixed-use/shoma-group-sells-coral-gables-development-site-to-13th-floor-investments-for-slim-profit-128386 (last visited March 17, 2025)

UTRERA LAW

CHRISTOPHER M. UTRERA, ESQ.
cmu@utreralaw.com

April 4, 2025

VIA EMAIL

Ms. Haydee Sera, Esq.
North Bay Village Attorney
Weiss Serota Helfman Cole + Bierman
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134
Hsera@wsh-law.com

Re: 1872 79th Street Causeway / Shoma Bay

Dear Ms. Sera,

As you are aware, Utrera Law has the pleasure of representing Shoma North Bay Village, LLC ("Shoma" or "Developer") as it pertains to the development of the property located at 1879 79th Street Causeway (the "Project"). Reference is made to the March 11, 2025 correspondence from our office ("Shoma's Response") and the defined terms used therein. Please allow this correspondence to serve as a continuation of the discussion commenced at the North Bay Village Commission ("Commission") meeting held on March 18, 2025 ("Meeting"), and more specifically, a reply to the Commission's proposal concerning the Community Contribution Fee and Payment in Lieu of Workforce Housing (collectively, the "Additional Payments").

Delays in Project Permitting

Prior to providing Shoma's reply, the reasoning behind it must be articulated. Setting aside our disagreement over the interpretation of the relevant provisions of the Agreement, the fact remains that at least a portion of the complained of "delay" in development of the Project is the result of the Village's own shortcomings. On March 24, 2025, Shoma provided the Village Manager, Frank Rollason, detailed correspondence and plethora of evidence providing examples of these shortcomings, particularly within the Village's Public Works Department ("Public Works"). As explained in said correspondence (a copy of which you have received), Public Works took extended periods of time to respond to requests, and in some instances simply did not understand what was needed of it. Furthermore, Shoma has learned that the Public Works director created numerous delays and issues with not only this Project, but many other projects and initiatives throughout the Village. Nevertheless, from what Shoma understands, many of these problems have been resolved and we can all agree that Public Works is running "much smoother"

now. However, the delays cited to by Shoma cannot be ignored.

As provided for in the Agreement, "[t]he time frames set forth in this Agreement shall be considered stayed and tolled for the time lost resulting from the pendency of any Local Government initiated moratorium, litigation or challenges that materially limit the ability of the Developer to continue the development of the Project." See Article 4.c. Furthermore, it should be noted that Article 7.g. requires the Village to "diligently proceed with the processing of any building permit applications submitted by the Developer for the Project and, to the extent feasible, expedite the issuance of the necessary Village permits for the Project." The information provided to the Village Manager demonstrates the permitting challenges that limited Shoma's ability to expeditiously continue the development of the Project, as there was an evident lack of diligence on the part of the Village.

As alluded to in Shoma's Response and at the hearing, any litigation that would result from the Village's refusal to issue a final Master Building Permit, or require the Additional Payments be made, would undoubtedly flush this all out and bring to light the "challenges" experienced with Public Works (not just for the Project, but throughout the Village), as any continued effort to delay issuance of the Master Building Permit based on the Additional Payments would be treated as further breach of these provisions.

"Breaking Ground"

While there is no need to further expand on the substance in Shoma's Response, it is important to refer the Commission to its own words and intentions. Shoma has gone back and reviewed the public hearing recordings from the November 2023 Commission meeting where the Agreement was discussed and voted on. What is clear from the meeting is the following – the Commission wanted Shoma to "break ground" and "start construction" prior to November 15, 2024. Please review the meeting video recordings to confirm. When the deadline of November 15, 2024 is discussed at said meeting, the Commission expressly stated it wanted Shoma to "break ground" and start construction by said deadline. Here, it simply cannot be argued that Shoma has not broken ground and started construction. The analysis employed by Shoma in its Response and contemplated by the Commission in November of 2023 support each other – the goal was to have started construction – not necessarily have obtained the Master Building Permit.[1]

Once again, should this matter proceed to litigation, this is precisely the type of information and evidence Shoma would present to support its position. Interestingly, it should be noted that at the Meeting, certain members of the Commission made it a point to criticize Shoma for allegedly not "clearing up" what a shell building permit meant, or for not abiding by what it agreed to in the

[1] Please note, as mentioned at the Meeting, the Florida Building Code's definition of the "start of construction" includes the following language: "[t]he actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns."

Agreement. At this point, it appears that similar statements must be posed in the reverse – the Village seemed to understand what it wanted and agreed to, but is now asserting something else. At this rate, it would be difficult for the Village to avoid the words and understanding of its own Commission.

Selective Enforcement

Another matter that must be considered when weighing Shoma's response to the Commission's proposal is what appears to be a situation of selective enforcement on the part of the Village. Shoma has learned that the Commission seems to be selectively choosing which development agreements to enforce – whether for personal reasons, monetary reasons, or public concerns. Nevertheless, it appears that Shoma is on the "selected" side of the Village's enforcement efforts. This would serve as a violation of Shoma's Equal Protection rights. Something Shoma does not take lightly and will seek to completely uncover if necessary.

In fact, in reviewing the recordings of the very same Meeting where Shoma was painted as the defaulting party, the Commission was recorded discussing and electing to not enforce other development agreements within the Village. Interestingly, this was within minutes of Shoma being told that it was Shoma who was forcing the Commission to take this position. Respectfully, and whatever the reasoning, the Commission should not be allowed to do this. This seems all the more troublesome when considering prior unsuccessful attempts by the Village to extract funds from Shoma. Again, Shoma is prepared to further investigate this and uncover all other selective enforcement efforts by the Commission and the reasoning behind same.

Shoma's Offer

With the above in mind, and as requested by the Commission, Shoma does have a reply to the Commission's proposal discussed at the meeting: maintenance of the current course without any payment of any additional funds associated with the Additional Payments.

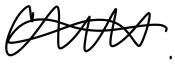
Nevertheless, Shoma is aware that the Village is in desperate need of funding for various projects, including the construction of its Village Hall. While Shoma believes this effort to extract the Additional Payments from Shoma is an attempt to compensate for this need, Shoma is still desirous of working with the Village to assist. As a sign of good faith, Shoma proposes making an additional $100,000.00 payment in line with its Village Hall Contribution required by the Agreement. See Article 7.d. of the Agreement. Please note, this is being offered not because Shoma believes it is required to offer any additional amounts to the Village or that it must find some "middle ground." Instead, this is being offered because Shoma does in fact appreciate its working relationship with the Village, shares the Village's goal of having the Project completed as soon as possible, and as it has stated countless times, Shoma wants to provide the Village and its residents the improvements they deserve. This includes not just the Shoma Bay Project and new Publix grocery store, but an exceptional and transformational Village Hall. Shoma hopes the Commission will consider and accept this offer so the two sides can amicably move forward.

Shoma expressly reserves all rights, claims, and defenses under the Agreement, applicable Florida and Federal law, and at equity. Nothing in this letter shall be construed as a waiver of any such rights or as an admission of any fact or legal conclusion. Once again, we respectfully request that the Village promptly withdraw the Notice of Default and confirm, in writing, that the Village intends to proceed in accordance with Shoma's offer herein.

As always, should you wish to discuss anything discussed in this correspondence, please feel free to reach out to me.

Sincerely,

UTRERA LAW



CHRISTOPHER M. UTRERA, ESQ.

cc: Client (via email)
Mario Garcia-Serra, Esq. (via email)
Tony Recio, Village Attorney (via email)

ITEM NO. 14.B

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Gabriella Russitano, Legislative Aide

SPONSORED BY:

SUBJECT: Discussion on the Updates to the Kayak Launch at Vogel Park - Commissioner Acosta

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

Commissioner Doris Acosta will provide an update on the progress of the ongoing improvements to the kayak and paddle launch facilities. This update will cover the collaborative efforts with engineers to enhance the facilities, ensuring a safer and more accessible recreational opportunity for all residents. The improvements aim to promote environmental sustainability and encourage outdoor activities within the community through cost effective measures.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

NONE

PERSONNEL IMPACT

NONE

ITEM NO. 14.C

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Commissioner Richard Chervony

SUBJECT: Discussion on Exploring the Increase of Community Contribution Fees for New Developments - Sponsored by Commissioner Richard Chervony

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

Commissioner Chervony seeks to engage the Village Commission in a discussion about the potential increase of Village's Community Contributions fees for new developments.

Attached is the Village Master Fee Schedule, with pages 6-7 outlining the Community Contributions fees.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENTS

Resolution No. 2025-019 - Amending Fee Schedule.pdf

RESOLUTION NO. 2025-019

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA APPROVING AN UPDATED FEE SCHEDULE FOR ADMINISTRATIVE SERVICES, SPECIAL EVENTS, AND EXTRA-DUTY OFFICER FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 9, 2019, the North Bay Village (the "Village") Commission adopted Resolution No. 2019-83 approving a fee schedule for administrative services, building fees, and zoning fees (the "Fee Schedule"), which has been amended from time to time; and

WHEREAS, the Village Commission desires to approve the revised, updated Fee Schedule as provided in Exhibit "A" attached hereto and incorporated herein in order to provide for administrative services, including a new Public Works Plan Review fee and increases to the special event permitting fee and extra-duty officers; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval. That the Village Commission hereby approves the Fee Schedule attached hereto as Exhibit "A," which shall take effect immediately.

Section 3. Implementation. That the Village Manager and Village Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by Commissioner Chervony who moved its adoption. The motion was seconded by Commissioner Acosta and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	Yes
Vice Mayor Goran Cuk	Yes
Commissioner Doris Acosta	Yes
Commissioner Richard Chervony	Yes
Commissioner Andy Rotondaro	Yes

PASSED AND ADOPTED on this 18th day of February, 2025.

Rachel Streitfeld, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE

Fee Schedule

NORTH BAY VILLAGE
EST. 1945

~~December 10, 2024~~
February 18, 2025

Contents

Copies and Services 2
Development Approval Fee and Cost Recovery Deposit Schedule 4
Community Contribution Fees Associated with Development Approvals 6
Building and Permits Fees 8
Business Tax Receipts 19
Police Services 30
Public Work Department Fees 30
Lobbyist Registration 31

Name:	**Copies and Services**
Receiving Fund(s):	General Funds
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	

TYPE	Fee
Document printing not to exceed 8 ½ x12”	$0.15 per page, single sided $0.20 per page, double sided
Document printing exceeding 8 ½ x14” but not larger than 11 x 17”	$0.50 per page
Document printing for which the Village does not have the necessary equipment.	Actual cost to the Village of obtaining a copy from a third party and if obtaining the copy requires physical transmittal away from Village Hall, then the actual cost of courier service or labor costs incurred by or attributable to the Village for the clerical or supervisory assistance required for the transmittal shall likewise be charged.
Tape recordings – per cassette	$8.00
DVD/disk recordings, per DVD/disk	$10.00
Annual Audit	$10.00
Annual Budget	$15.00 – Bound $0.15 per page, single sided $0.20 per page, double sided
Certification of Copies	$1.00
Village Charter	actual cost, plus mailing and handling fee
Village Code Book Supplements	$150.00 Actual Cost, plus mailing and handling fee
Zoning Code	$20.00
Notary Service	$8.00
Marriage Ceremony	$20.00
Open Permit Search	$25.00
Contractors’ Registration	$25.00

Fees/Computations continued:

Standard Lien Search	$100.00 $100.00
Special Event Permits	$~~100.00~~250.00
Sewer Capacity Certification Letter	$75.00
Zoning Certification Letter	$75.00

In accordance with the provisions of Florida Statues § 119.07, with respect to public records requests, the Village is permitted and shall charge an extensive research fee whenever extraordinary time constraint is designated by the person requesting copies or research of public records, requiring extraordinary expenditure of time by the Village Clerk's office or other Village department acting as records custodian. To comply with the request, the Village clerk or other Village department acting as records custodian shall collect the cost of providing such extraordinary services (i.e., the extensive research fee) in advance and in addition to the fees, which shall be established, by the Village. For purposes of this section, the term "extraordinary expenditure of time" shall mean 15 minutes or more. The extensive research fee shall be calculated using the hourly wage of the employee performing such services.

Where fees are chargeable under this section but are not specifically set forth herein, the Village Manager is authorized to charge a fee or fees based upon the guidelines and standards set forth. Where feasible, the Village Manager shall promulgate a schedule of rates governing employees' times for extensive clerical or supervisory assistance. The Village Manager shall review the rate schedule at least every six months, commencing the first day of each fiscal year.

Any person desiring to obtain copies or review Village records, the nature or volume of which is such as to require extensive clerical or supervisory assistance, shall first make an appointment to do so with the Village Clerk.

No original document or tape recording shall be examined or reviewed other than in the presence of the Village Clerk, or designee thereof as custodian of the records of the Village. Any time spent by the Village Clerk, or designee of the Village Clerk supervising the review of original documents or tape recordings shall be deemed time spent in extensive clerical or supervisory assistance as defined in this section and shall be subject to the prescribed charges for the service.

Name:	**Development Approval Fee and Cost Recovery Deposit Schedule**
Receiving Fund(s):	
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	

Type of Request	Filing Fee	Cost Recovery Deposit*
Amendments		
Comprehensive Plan Text Amendment	$2,000	$15,000
Comprehensive Plan Future Land Use Map Amendment	$2,000	$15,000
Zoning Map Amendment **	$2,000	$12,000
Unified Land Development Code Amendment **	$2,000	$10,000
Site Plan Review		
Single Family Residential (no commission)	$1,000	$2,000
Multifamily Residential and New Non-Residential	$2,000	$15,000
Special Area Plan Permit (DRC, no commission)	$1,000	$12,000
Administrative Site Plan Review (DRC, no commission)	$1,000	$12,000
Site Plan Modification (Commission review)		
Single Family Residential	$1,000	$2,000
Multifamily Residential and Non-Residential	$2,000	$8,000
Administrative Site Plan Modification (No commission review)		
Single Family Residential	$600	$1,000
Multifamily Residential and Non-Residential	$600	$4,000
Variances, Waivers and Administrative Adjustments (Per instance)		
Administrative Adjustment (Single Family)	$600	$2,000
Single Family Residential Variance	$1,000	$3,000
Multifamily Residential and Non-Residential Variance	$1,000	$5,000
Sign Variance	$1,000	$2,000
Alcoholic Beverage Sales Variance	$1,000	$3,000
Waiver ***	$600	$1,500
Extension of Waiver ***	$300	$500
Use Exceptions and Warrants		
Single Family Residential Use Exception	$1,000	$2,000
Multifamily Residential and Non-Residential Use Exception	$1,000	$4,000
Warrant ***	$600	$1,500
Extension of Warrant ***	$300	$500

Fees/Computations continued:

Type of Request	Filing Fee	Cost Recovery Deposit*
Renewals/Resubmissions of Site Plans, Variances, and Use Exceptions ****		
Single Family Residential and Existing Non-Residential	50% of original filing fee	$1,000
Multifamily Residential and New Non-Residential	50% of original filing fee	$2,000
Other Requests		
Dock Application	$300	$,2000
Appeal of Administrative Decision	$600	$3,000
Preliminary and Final Plat	$1,000	$10,000
Waiver of Plat	$1,000	$4,000
Transfer of Density Rights Application	$150	$500
Preapplication Conference	$150	$2,000
Zoning and Land Use Verification (Basic/Comprehensive)	$75	$75/$150
Certificate of Use	$75	$150
Official Interpretation of Unified Land Development Code	$150	$1,000

* In accordance with Section 5.12, “Filing fees, charges for consultant services, and escrow account” of the North Bay Village Unified Land Development Code (ULDC), the applicant is responsible for the actual cost of professional review services for development applications, including but not limited to: engineering, planning, legal, technical, environmental, etc. Regardless of the outcome, these review costs shall be deducted from the cost recovery deposit. Depending on the level of effort involved in the review, should the cost exceed the initial deposit, the applicant shall be required to replenish the cost recovery deposit. However, if the cost recovery deposit is not entirely expended, the remaining balance will be refunded to the applicant. Filing fees are not refundable.

Including Special Area Plan text amendments and amendments to the Zoning Map.

*** Per Sec. 15.1.H. of Chapter 15, Form-Based Code, of the ULDC

**** If, in the opinion of the Village Manager or his/her designee, the resubmitted project is so substantially modified as to represent a new project on the same property, the resubmission fee shall be equal to the original filing fee appropriate to the particular project.

Note: In addition to application fees and cost recovery deposits, applicants shall be responsible for the cost of all required advertising and mailing of notices.

Name:	**Community Contribution Fees Associated with Development Approvals**
Receiving Fund(s):	
Purpose:	Community contribution fees collected according to following schedule shall be utilized for the purchase and improvement of existing or future Village parks, land for additional public open space, other public amenities, beautification projects, or infrastructure improvement projects.
Fees/Computations:	

Community Contribution Fees for Additional Density in the T6 Transect Zone (Sec. 15.2, H.) *

1. The initial community contribution fee is $20,000.00 per additional unit of density above the base density of 70 units/acre. This fee amount shall be reviewed and, as necessary, adjusted by the Village Commission on the recommendation of the Village Manager as part of the annual budget process.
2. Projects shall be categorized as either Tier 1 (71-120 units/acre) or Tier 2 (121-150 units/acre).
3. Community contribution fees for additional units of density shall be calculated and assessed by the Village based on the following schedule, unless otherwise stipulated by the Village Commission:

	% of Fee Assessed	
	Tier 1 (71-120 u/ac)	Tier 2 (210-150 u/ac)
With site plan approved within 12 months from effective date of Chapter 15 of the ULDC (Form-Based Code)	0%	25%
With site plan approved between 12-18 months from effective date of Chapter 15 of the ULDC (Form-Based Code)	25%	50%
With site plan approved within 18-24 months from adoption date of Chapter 15 of the ULDC.	50%	75%
With site plan approved 2 or more years from adoption date of Chapter 15 of the ULDC.	100%	100%

4. Twenty-five percent (25%) of the total assessed Community Contribution Fee shall be payable within 90 days of Commission approval of the site and development plan and shall be nonrefundable.
5. The remaining seventy-five percent (75%) of the Community Contribution Fee shall be payable prior to or upon the issuance of a building permit and shall be non-refundable.
6. The Community Contribution fee shall be flat on a per-unit-of-additional-density basis.

Fees/Computations continued:

Community Contribution Fees for Bonus Height in the RM-70 and CG Zoning Districts (Sec. 8.12) *
Community contribution fees for bonus height shall be calculated and assessed by the Village based on the following schedule, unless otherwise stipulated by the Village Commission.
(a) Residential and Hotel/Motel Uses
For every 10 feet of bonus building height approved by the Village Commission: • $750.00 per residential dwelling unit in the building • $250.00 per hotel/motel sleeping unit in the building
(b) Office, Retail or Restaurant Uses
$10.00 per square foot that exceeds maximum base height (excluding uncovered steps and exterior balconies).

Community Contribution Fees for Transfer of Density Rights (TDR) Program (Sec. 8.13) *
$90,000.00 per nonwaterfront transferred density unit, and $100,000.00 per waterfront transferred density unit approved by the Village Commission. **

* Community Contribution Fees to be reviewed annually and adjusted as necessary by the Village Commission on the recommendation of the Village Manager during the budget process.
** The Community Contribution Fee for Transfer of Density Rights shall be paid to North Bay Village within 90 days of site plan approval by the Village Commission.

<table>
<tr><td>Name:</td><td>Building and Permits Fees</td></tr>
<tr><td>Receiving Fund(s):</td><td>Building Fee Fund</td></tr>
<tr><td>Purpose:</td><td>The Building Department serves to protect the health, safety, and welfare of the public; and to enhance the general quality of life through interpretation and enforcement of the Florida Building Code, as well as other applicable regulations governing construction and land use.</td></tr>
<tr><td>Fees/Computations:</td><td>No person shall erect or construct or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, convert, extend or demolish any building or structure, where the cost of the work is more than $500.00 without first obtaining a building permit.

Exception: Any construction activities, regardless of the value, that include structural, electrical, plumbing, or mechanical work, shall require a permit.

Applicants are entitled to receive a 50% rebate of base permit fees for these permit types: impact windows and doors, shutters, roofs, generators, and solar installations. *

Applicants are entitled to receive a 40% rebate of base permit fees for these permit types: living seawalls. *

*The rebate will expire on December 31, 2025, prior to which the Village Commission will consider a renewal of this policy for the following year or for a period determined by that body.

All municipal permit fees are waived for Village projects.
<table>
<tr><th>Type</th><th>Fee</th></tr>
<tr><td>Upfront Application fee for Building Permit</td><td>$125.00 non-refundable</td></tr>
<tr><td>Base Permit Fee Exceeds $400.00</td><td>Non-refundable plan review fee equal to one-third of the base building permit fee (including electrical, plumbing, and mechanical) paid at the time of submittal of the building permit application. This fee shall be applied to the total fees at the time of issuance of the building permit. Should a building permit not be issued, this fee shall not be refunded.</td></tr>
<tr><td>Engineering Plan Review</td><td>$125.00 per hour or the actual cost of engineering services to the Village shall be passed through and imposed upon the contractor or owner by the Village Building Department to fully offset all fees and costs incurred by the Village in providing the structural engineering review mandated by Miami-Dade County.</td></tr>
<tr><td>Zoning Plan Review</td><td>$125.00 per hour or the actual cost of zoning services to the Village shall be passed through and imposed upon the contractor or owner by the Village Building Department to fully offset all fees and costs incurred by the Village in providing the zoning review mandated by the Village Code.</td></tr>
</table>
These fees shall be paid by the contractor or owner to the Village prior to the issuance of a permit and shall, if not paid, constitute a lien upon the property for which a building permit is sought. These fees shall be due and payable without regard to whether a permit is issued by the Building Department.
If the applicant has not picked up the resulting building permit within 180 days of receipt of notice from the Village that the application is approved and ready for pick up, then the Village may close the application out and maintain the proper records as required by Florida Statutes. An applicant wishing to receive a permit after the 180-day period must reapply with a new application. There shall be no refund of any prior payments or fees if the application has expired.</td></tr>
</table>

Name:	**Building and Permits Fees (cont'd.)**
Receiving Fund(s):	Building Fee Fund
Purpose:	The Building Department serves to protect the health, safety, and welfare of the public; and to enhance the general quality of life through interpretation and enforcement of the Florida Building Code, as well as other applicable regulations governing construction and land use.
Fees/Computations:	For purposes of determining the permit fee, the value of the work to be performed under the permit shall be determined as follows: For new construction of and additions to the Florida Building Code occupancies, the construction value of the work shall be the current values established by the Miami-Dade Board of County Commission. For miscellaneous permit activity not otherwise provided for in this section, including but not limited to repair, or alterations, or changes to electrical service, the value of the work shall be the actual value of such work as determined by the applicant and approved by the Building Official. The applicant shall be responsible for accurate reporting of the value of the work, and the reported value shall be subject to review and verification by the Building Official. Copy of executed contract required for all permits. Owner/Builder permits are exempt from contract requirements. Minimum Permit Fee for all disciplines $125.00.

Type	Fee
New buildings and/or additions including, but not limited to, residential, mixed-use residential, residential/office, mixed-use office, institutional, educational, hotels, and condo-hotels:	**2% of the value of a job (based off of executed contract).** Plus additional fees for electrical, plumbing, and mechanical and sign permits as listed herein.
New Commercial Construction including but not limited to industrial, parking garage, and warehouses:	**2% of the value of a job (based off of executed contract).** Plus additional fees for electrical, plumbing, mechanical, and sign permits as listed herein.
New Construction Other Than as Specified Herein (water towers, pylons, bulk storage tank foundations, sea walls, bulkheads, docks, and similar construction):	**2% of the value of a job** Plus additional fees for electrical, plumbing, mechanical, and sign permits as listed herein.
New Metal-Wood and/or Prefab Storage Sheds and Utility Buildings:	**Flat fee $125.00** Plus additional fees for electrical, plumbing, mechanical, and sign permits as listed herein.

Name:	**Building and Permit Fees (cont'd)**
Receiving Fund(s):	Building Fee Fund
Purpose:	The Building Department serves to protect the health, safety, and welfare of the public; and to enhance the general quality of life through interpretation and enforcement of the Florida Building Code, as well as other applicable regulations governing construction and land use.
Fees/Computations:	The following fees shall apply to building permits only and shall not include fees for plumbing, electrical, or mechanical installation. Alterations, remodeling, and repairs to building and other structures:

Type	Fee
Single-family homes, duplexes, and areas within a residential condominium unit (including repairs due to fire damage)	Estimated value times 1.5 percent.
Multifamily Residential (including repairs due to fire damage)	Estimated value times 1.5 percent.
Commercial occupancy (including repairs due to fire damage)	Estimated value times 3 percent.
Installation of exterior operable windows and exterior sliding glass door in new buildings or additions exceeding two stories in height, and the installation, alteration, and repair of such windows and doors in existing buildings of any height, as follows: New installation or replacement	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Painting of single-family dwellings, duplexes	Estimated value times 2.5 percent.
Painting of multi-family and commercial buildings	Estimated value times 5.0 percent.
Curtain walls including windows and doors therein	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Roofs (including re-roofing)	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Storm shutters	Estimated value times 5.0 percent
Awnings, canopies, residential patios or carports (with Fire Bureau approval)	Estimated value time 3.0 percent

Fees/Computations: Continued	Type	Fee
	Building moving or other structures	Each 100 square feet or fractional part thereof $20.00. Minimum $250.00
	Construction trailer and sales model	$250.00 per trailer
	Fences and/or walls on private property	Estimated value times 5.0 percent.
	Fence located on public property	$100.00 for first 50 feet Plus $20.00 for each additional 50 feet or a fraction thereof
	Vacant lot fence annual inspection	$250.00 per calendar year
	Demolitions	Estimated value times 5.0 percent.
	Construction dumpsters (Containers for the placement of construction debris shall not be placed within the public right-of-way without prior authorization by the Building & Zoning Department). Violation of this section shall be governed by Chapter 153 of the Village Code.)	$100.00 flat fee
	Sandblasting	$125.00
	All paving in connection with residential or commercial work, including concrete drives.	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
	Asphalt resurfacing (including restriping):	Estimated value times 3 percent.
	Concrete slabs	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
	Job site lost permit card replacement	$50.00
	Certificate of occupancy, temporary or final (required or requested), permit fee per unit	$180.00

Fees/Computations: Continued

Type	Fee
Certificate of completion	$180.00
Change of Contractor	$125.00
Elevators, escalators and other transporting devices	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Decibel meter reading to determine the sound level of mechanical equipment.	$125.00 Prepaid fee, per site visit or event
Air conditioning and refrigeration, including the relocation of equipment	Estimated value times 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value times 3.0 percent.
Land clearing	$125.00 each 5,000 square feet of area or fraction thereof
Soil solidification in any form	$125.00 Flat Fee
Solar energy systems	See electrical and plumbing fee schedules
Swimming pools (including in-ground, above-ground, and spa)	Estimated value times 3.0 percent
Signs (including, but not limited to, projecting signs, flat signs, painted on wall signs, storefront signs, pylon signs, wall-mounted signs non-illuminated and illuminated, and all interior signs visible from the exterior of premises occupied such as shopping centers and malls): Note: illuminated signs are required to obtain an electrical sub-permit.	Estimated value times 3%

Fees/Computations: Continued	Type	Fee
	Inspection Fees	(a) First inspection and first re-inspection included as part of the permit fee, no additional charge. Second re-inspection and each subsequent re-inspection, $75.00. (b) Repairs or corrections not made when inspection is called $75.00. (c) Work not ready for inspection when called, $75.00. (d) The payment for re-inspection fees, correction of workmanship or violations, shall be made before any further permits will be issued to the person responsible for or owing same. (e) No permit will be required for general maintenance or repairs which do not change the occupancy, and value of which is less than $500.00 in labor and materials. No permit is required for the construction or repair of any roof covering if less than 200 square feet in area.
	Filming	Purpose and objectives. (a) *Definitions.* For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning: *Film or filming* means any and all still, live or motion picture productions whether made on or by film, electronic tape or any other electronic device used to produce theatrical motion pictures, television entertainment motion pictures, industrial motion pictures, television commercials or print media. Filming shall include the erection and dismantling of the equipment associated therewith. *Permit* means a permit issued by the Village in accordance with the terms of this article. *Village Manager* means the Village Manager or authorized designee. (b) Applicability of article. This article shall apply to all the lands within the Village's jurisdiction, whether public or private. (c) Permits.

Fees/Computations: Continued	Type	Fee
	Filming	1. Permit required; display. No person shall film within the Village without first applying for and obtaining a permit from Miami-Dade County and the Village. All permits shall be conspicuously displayed at the filming location. 2. Permit application. Applications for a permit: i. Shall be on the form provided by the Village. ii. Shall identify the applicant. iii. Shall identify the locations where filming is going to be conducted. If the applicant is the owner of the property where filming is going to be conducted, the city shall require proof of ownership, such as the deed, or if the applicant is not the owner, then the Village shall require the owner's sworn consent to the filming and proof of ownership. Shall require that the applicant provide evidence of public liability insurance in the minimum amount of $1,000,000.00 or as otherwise established by the Village. All insurance policies shall name the Village as an additional insured. v. Shall include a parking plan for automobiles, trucks, and other vehicles connected with the filming. vi. Shall include a site plan for the locations where filming will be conducted. vii. May, at the discretion of the Village Manager, require that the applicant post a cash bond to be determined by the Village Manager and be held by the Village to be used, if necessary, to repair damage to public property caused by the filming. 3. Limitations on permits. Permits issued by the Village shall be subject to the following: i. No filming shall be permitted from 11:00 p.m. to 7:00 a.m. ii. Other limitations as specified by the Village Manager depending on the location and type of filming such as requiring off-duty police officers to be present during filming.

Fees/Computations: Continued	Type	Fee
	Filming	4. Permit fees. A permit fee in the amount of $200.00 per day shall be due and payable at the time of permit application. Permit fees shall be doubled for all filming, which is done without first obtaining a permit. The additional fee shall be imposed as a penalty. 5. Permit criteria. A filming permit shall be granted unless the Village Manager finds that the proposed filming: i. Unduly impedes governmental business or public access; ii. Conflicts with previously scheduled activities; or iii. Imperils public safety. (d) Notice to property owners prior to filming. Forty-eight hours prior to commencing any permitted filming, the permit holder shall notify in writing all property owners within 300 feet of the filming location. The notice to owners shall include but not be limited to the location, date, hours and subject matter of the filming. (e) Penalty for violation of article. Any person who violates the provisions of this article shall be subject to a $500.00 fine and revocation of the permit. (f) Exemptions from article. The following shall be exempt from the provisions of this article: 1. Individuals filming or videotaping only for their own personal or family use. 2. Employees of print or electronic news media when filming ongoing news events. This exception shall not apply to simulations or reenactments orchestrated by print or electronic news media.

Fees/Computations: Continued	Type	Fee
	Filming	3. The filming proposed to be done as a result of the variance will be conducted in accordance with all standards in this article other than those for which a variance is being granted. (h) Appeals. Any person aggrieved by the terms of a permit issued by the Village Manager, by the decision not to issue a permit, by the revocation of a permit or by the denial of a variance may, within ten days of the decision, appeal to the Village Commission, whose decision shall be final.
	Special Event permit – Non-profit/Government	~~Below 50 people: $0.00~~ ~~Between 50-300 people: $100.00~~ ~~Over 300 people: $125.00~~ $250.00
	Special Event permit – For Profit	~~Below 50 people: $100.00~~ ~~Between 50-300 people: $200.00~~ ~~More than 300 people: $300.00~~ $250.00
	Additional Event fees (all events)	~~Off~~Extra-Duty Police Officer: ~~$50.00~~ 75.00 per hour per officer for a minimum of 4 Hours, plus ~~$25.00~~35.00 Administrative fee. Road Closures/Right of Way Closures: Fee subject to location and area size. Late Application Fee: $100.00
	Security Deposit for Special Events on Public Property and/or Public Right-of-Way	$500.00 minimum, at the discretion of the Village Manager
	Plumbing permits (including water, sewer, and gas)	Estimated value × 5.0 percent. If the building is included in a master building permit issued by the Village: Estimated value × 3.0 percent.
	Solar heating systems and designs	Fee computed as per building fee schedule, subsection (4). Note: Due to many variable designs and applications a separate electrical permit may be required.
	Electrical permits	Estimated value × 5.0 percent. Permit fee if the building is included in a master building permit issued by the Village: Estimated value × 3.0 percent.

Fees/Computations: Continued

The following fees shall be charged in addition to the permit fees set forth above:

Type	Fee
Updating of the information technology system: A surcharge fee equal to five percent of the Total Permit Fees shall be charged for the development, maintenance, and updating of an information technology system. This fee will be deposited into an enterprise account to support the information technology system for the Building and Zoning Department.	Minimum $5.00 Maximum $500.00
~~Document preservation fee to microfilm and maintain record of all building plans for future use~~ ~~Note: Fee will be waived for electronically submitted plan reviews~~	~~Pages up to 8.5″ × 14″, per page $0.25~~ ~~Pages larger than 8.5″ × 14″, per page $1.00~~ ~~Maximum $500.00~~
Building Department Training and Education Surcharge	$0.25 per $1,000.00 cost of construction. Fee to be collected on master permit and/or stand-alone permit.
Extended construction hours fee	Per Village Code Section 96.15, the Village Manager may set fees for extended construction hours requests based on the expected consumption of Village resources and staff time.
Use of Right-of-Way permit	$150.00 for every five-day period

A permit shall expire and become null and void if the work authorized by the permit is not commenced within 180 days from the date of issuance of the permit or if the work when commenced is suspended or abandoned at any time for a period of 180 days.

Work shall be considered to have commenced and be in active progress when in the opinion of the Building Official a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting until the structure is completed.

Such work on only one day or testing shall not be considered commencement of work. If the work covered by the permit has not commenced or has been commenced and been suspended or abandoned, the Building Official may extend such permit for a single period of 180 days from the date of expiration of the initial permit if request for extension is made and received by the city prior to the expiration date of the initial permit. If the work covered by the permit has commenced, is in progress, has not been completed and is being carried on progressively in a substantial manner in accordance with the definition set forth herein, the permit shall be in effect until completion of the job.

Fees/Computations: Continued

If work has commenced and the permit becomes null and void or expires because of a lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. If a new building permit is not obtained within 180 days from the date the initial permit became null and void, the Building Official shall require that any work which has been commenced or completed be removed from the building site; or he may issue a new permit, on application, providing the working place and requirements to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

The fee for renewal, re-issuance, and extension of permit shall be:

Within six months of the expiration date	50 percent of the original base permit fee plus a $125.00 Administrative Processing Fee.
After six months of the expiration date,	100 percent of the original base permit fees plus a $125.00 Administrative Processing Fee.
Extension of a permit before the expiration date,	$125.00.

Civil Plan Review	$95.00 per hour or the actual cost of engineering Civil plan review services to the Village shall be passed through and imposed upon the contractor or owner by the Village. Building Department to fully offset all fees and costs incurred by the Village in providing the civil review.
Flood Plan Review	$110.00 per hour or the actual cost of engineering Flood plan review services to the Village shall be passed through and imposed upon the contractor or owner by the Village Building Department to fully offset all fees and costs incurred by the Village in providing the flood review mandated by FEMA.
Public Works Plan Review	$95.00 per hour or the actual cost of Public Works plan review services to the Village shall be passed through and imposed upon the contractor or owner by the Village. Building Department to fully offset all fees and costs incurred by the Village in providing the Public Works review.

Name:	**Business Tax Receipts**
Receiving Fund(s):	General Funds
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	The following fees shall apply to Business Tax Receipts:

Type	Fee
All Applications and Renewals for Business Tax Receipts will be charged an administrative fee over the fees listed below.	$ 25.00
ABSTRACT, land title warranties or security companies	$ 275.00
ACCOUNTANTS AND AUDITORS	$ 125.00
ADMINISTRATIVE OFFICE	$ 125.00
AGENTS, bureau, brokers, operators, or dealers of all kinds, including commercial, insurance, real estate, loans, claims, transportation, manufacture, or any other kind of *business* or occupation except pawnbrokers, for each class of *business* handled, each firm.	$ 125.00
ADVERTISING PRODUCTS & SERVICES	$ 125.00
For each individual connected therewith as a salesperson	$ 37.00
ALCOHOLIC BEVERAGE VENDOR CERTIFICATE FEES (REGULATORY).	
a- Establishment selling beer and wine, for consumption off premises (no food)	$ 150.00
b- Establishment selling beer, wine, and/or liquor for consumption on premises	$ 750.00
c- Establishment selling beer and wine for consumption on premises	$ 150.00
d- Extra-hour establishment selling beer, wine and/or liquor for consumption on premises	$ 2,500.00
ADULT CONGREGATE LIVING FACILITY	$ 780.00
ANIMAL KENNEL	$ 125.00
APARTMENT HOUSES	
a- Containing three or more apartment units shall pay the following minimum fee covering first 15 rooms	$ 125.00
b- For each additional room over 15, counting every room that can be leased or rented, not included kitchens and bathrooms	$ 5.00
ARCHITECTS	$ 125.00

Fees/Computations: continued

Type	Fee
ARTISTS, including retouching, sketching, cartooning, crayon or ferrotype or other similar line	$ 62.00
ATTORNEYS	$ 125.00
AUDIO VISUAL PRODUCTION SERVICE	$ 125.00
AUDITING FIRM	$ 125.00
AUTOMATIC TELLER MACHINES	$ 150.00
AUCTION SALES (GENERAL) (BONDED) PER DAY	$ 60.00
AUCTION STORE (BONDED) Section 117.04 states: "An annual business tax is hereby imposed upon auctioneers for goods, wares, and merchandise sold at auctions by the owner, agent, the	$ 1,750.00
AUTOMOBILES	
a – Dealers	$ 125.00
b - Rental Agencies	$ 125.00
AUTOMOBILES FOR HIRE, except sightseeing buses, per auto	$ 100.00
Plus, per vehicle	$ 75.00
Private school and nursery buses, per bus	$ 62.00
AUTOMOBILE PAINT SHOP (alone or in connection with any other *business*	$ 125.00
AUTOMOBILE TOWING, the following *businesses* located and certificated in the Village are exempt from this *tax* if the towing of automobiles is incidental to the operation of their *business* auto repair shop, service or filling station, and automobile agency, for the first three trucks	$ 225.00
Plus, for each additional truck	$ 75.00
AUTOMATIC COIN GAMES. (SEE MARBLE MUSIC, PICTURE MACHINES AND VIDEO)	
AUTOMATIC COIN-OPERATED LAUNDRY WASHING MACHINE DISTRIBUTOR, where machines are not used in connection with certificated laundry	$ 175.00
Each machine	$ 5.00
a - AUTOMATIC COIN-OPERATED LAUNDRY MACHINES, not otherwise certificated, upon persons maintaining the same, or the proprietor thereof, each machine	$ 5.00
b - AUTOMATIC COIN-OPERATED CLOTHES DRIERS, not otherwise certificated, or the operator thereof, where machines are not used in connection with certificated laundry, each machine	$ 5.00

Fees/Computations: continued

Type	Fee
BAKERY (manufacturing) employing five persons or less	$ 100.00
BAKERY GOODS MARKET (Retail) or Department, within the meaning of this section shall be construed as any place of *business* where bakery goods are sold at retail, for such *business* contained within a retail establishment	$ 50.00
And for a standalone establishment	$ 125.00
BARBER SHOPS AND BEAUTY SHOPS	
Each shop (minimum)	$ 125.00
Per chair	$ 25.00
BICYCLES, rent and repair	$ 100.00
BOAT LIVERY renting not over eight boats, jet ski, surfboards	$ 75.00
For each additional five boats, jet ski, surfboards or additional portion thereof	$ 43.75
BOATS AND SHIPS	
a- storage basins and sheds	$ 375.00
b- sightseeing or excursion	$ 375.00
c- boat sales	$ 375.00
BONDSMAN—professional, each one should pay	$ 125.00
BOOT AND SHOE REPAIR SHOP	$ 75.00
BROADCASTING	
a- Cable Television	$ 1,050.00
b- Radio	$ 1,000.00
c- Television	$ 1,500.00
BUILDING AND LOAN ASSOCIATIONS; MORTGAGE COMPANIES; SAVINGS AND LOAN ASSOCIATIONS; BANKS CHARTERED BY THE STATE OF FLORIDA OR THE UNITED STATES OF AMERICA, AND EACH BRANCH THEREOF	$ 500.00
BURGLAR ALARM/MONITORING COMPANY	$ 125.00
BUTCHER/BUTCHER SHOP	$ 125.00
CANDY AND CONFECTIONERY MAKERS employing five persons or less	$ 125.00

Fees/Computations: continued

Type	Fee
CARPET CLEANING	$ 150.00
RENTAL (per machine)	$ 10.00
CARPET INSTALLERS, FLOOR COVERING, CARPET, TILES, GLASS, ETC.	$ 125.00
CAR WASH	$ 200.00
CATERER	$ 125.00
CHECK CASHING	$ 200.00
CHEMISTS	$ 125.50
CHIROPODIST (See division (A)(88) Podiatrists)	$ 125.00
CHIROPRACTORS	$ 125.00
COIN-OPERATED MERCHANDISE OR SERVICE VENDING MACHINES, except machines vending newspapers, drinking cups or postage stamps not otherwise provided for herein (distribution)	$ 125.00
Each $0.01 machine 6.50	
Each $0.02 through $0.15 machine 6.25	
Each machine $0.16 and over 6.25	
"Provided, further, that any person placing and maintaining any coin-operated newspaper vending machine or device in any public place shall procure and file with the Village Manager, or his designee, a liability insurance policy insuring such person for injury to the public caused by such machines in the sum of $10,000.00 for injury to any one person in the same accident, and $20,000.00 for injury to more than one person in the same accident, and $1,000.00 property damage in any one accident."	
COMMERCIAL SANITATION SERVICES	$ 400.00
COMPUTER DESKTOP PUBLISHING AND/OR VIDEO EDITING	$ 125.00
COMPUTER RELATED SERVICES (not elsewhere classified)	$ 125.00
CONSULTANT	$ 125.00
CONTRACTORS	$ 250.00
COURIER	$ 125.00

Fees/Computations: continued

Type	Fee
DANCE STUDIOS (where lessons are given to students, State certification required prior to issuance of license	$ 125.00
DATA PROCESSING SERVICE AGENCY	$ 125.00
DATA PROCESSING SOFTWARE DEVELOPMENT	$ 125.00
DAY CARE	$ 200.00
DENTISTS	$ 125.00
DETECTIVES, INCLUDING CIVIL, COMMERCIAL, CORPORATION, CRIMINAL, INDUSTRIAL, INSURANCE, RAILROAD AND OTHER SIMILAR INVESTIGATIONS	$ 125.00
DIETICIANS	$ 125.00
DOCTORS, PHYSICIANS, AND THE LIKE	$ 125.00
DOG GROOMING OR SMALL ANIMAL CLINIC OR PET SHOP EXCLUDING THE SALE OF DOGS	$ 125.00
DRESSMAKING/ALTERATIONS (no saleable stock without merchants license	$ 125.00
DRY CLEANING AND LAUNDRY (on premises)	$ 175.00
ELECTRICAL ENGINEERS	$ 125.00
ELECTROLOGISTS	$ 125.00
ELECTROLYSIS	$ 125.00
EMPLOYMENT AGENCY	$ 125.00
ENGINEERS (state license required)	$ 125.00
ENGRAVERS	$ 125.00
EXTERMINATORS, INSECT AND VERMIN	$ 175.00
FILM INDUSTRY	$ 150.00
FISH MARKETS	$ 150.00

Fees/Computations: continued

Type	Fee
FLORISTS, subject to the provisions of Chapter 35 of this Code	$ 100.00
FRUIT AND VEGETABLE MARKETS OR DEPARTMENTS, within the meaning of division (A)(48) of this section, shall be construed as any place of *business* where undried fruits and vegetables are sold at retail	$ 200.00
FRUIT, NUT, AND THE LIKE, PACKING, SHIPPING, whether operated in connection with any other *business* or not, subject to the provisions of this Code	$ 200.00
GARAGE, PUBLIC, for storage, repairing of automobiles, trucks and other motor vehicles, in addition, garages or service stations, selling accessories also require a merchant's receipt and garages must pay agent's *business tax* for each make of car for which they are authorized agents	$ 200.00
GARDENER (see Landscape Maintenance)	
GROCERY STORES, within the meaning of this section, shall be construed as any place of a *business* where groceries and food products are sold at retail	
a- Under 5,000 square feet	$ 468.75
b- Over 5,000 square feet	$ 781.25
HAIRDRESSING (see Beauty Shops)	
HALL FOR HIRE	$ 125.00
HELIPORTS	$ 250.00
HOMEOPATHIC PHYSICIANS	$ 125.00
HOTELS	$ 500.00
ICE CREAM, makers or manufacturers of	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
CERTIFICATES TO BE PAID BY INSURANCE COMPANIES:	
A *business tax* in the amount of $50.00 shall be required to be paid by all insurance companies conducting or engaging in *business* in the Village.	$ 50.00
INTERIOR DESIGNERS/DECORATORS	$ 125.00

Fees/Computations: continued

Type	Fee
JEWELERS shall be required to pay merchants *business tax*	$ 125.00
LABORATORIES, chemical, dental, optical or x-ray	$ 200.00
LABORATORY TECHNICIANS	$ 125.00
LANDSCAPE MAINTENANCE	$ 75.00
MARBLE MACHINES, ELECTRONIC GAMES, PICTURE MACHINES, VIDEO, AUTOMATIC COIN GAMES, or devices of skill or other similar machines or games operated for profit. Every person selling, leasing or renting one or more marble machines, electronic game, automatic coin game, video game, or device of skill or other similar machine or games (not in excess of three at any one location) for, or in connection with any other *business* shall, as a prerequisite, be required to pay a *business tax* of	$ 125.00
MASSEURS	$ 125.00
MEAT MARKETS OR MEAT DEPARTMENTS, within the meaning of this subsection shall be construed as any place of *business* where fresh meats, poultry or processed meats are sold at retail	$ 150.00
MECHANICAL ENGINEERS	$ 125.00
MERCHANTS, all persons engaged in the *business* of selling merchandise of any kind, sort or description, except as otherwise specifically provided by this section, shall be required to pay a merchant's *business tax*	$ 125.00
MESSENGER SERVICE, exclusive of telegrams	$ 100.00
MIRRORS/GLASS, makers or manufacturers of:	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
MONEY ORDER AGENCIES	$ 50.00
MONEY TRANSFER AGENCY	$ 150.00
MOTION PICTURE/VIDEO RENTAL AGENCY	$ 200.00
MUSIC, furnished by telephone wire	$ 187.00

Fees/Computations: Continued

Type	Fee
MUSIC BOXES, MECHANICAL PHONOGRAPHS, CONSOLES, JUKE BOXES or other similar machines. Every person selling, leasing or renting one or more music box, mechanical phonograph, console, juke box, or other similar machine along or in conjunction with any other *business* shall, as a prerequisite, be required to pay *business taxes* as follow:	
a- The applicant (distributor) desiring to sell, rent or lease one or more music box, mechanical phonograph, console, juke box or other similar machine shall file with the license department in person, if a natural person, or by duly authorized agents of the firm or corporation a *business tax* receipt to do *business* in the Village. Such receipt shall be issued to the applicant to engage in the selling, leasing, or renting of music boxes, mechanical phonographs, consoles, juke boxes or other similar machines alone or in connection with any other *business* upon the payment of a *business tax*	$ 625.00
b- In addition to the foregoing, there shall be imposed upon music boxes, mechanical phonographs, consoles, juke boxes, or other similar machines sold, leased or rented as aforesaid a *business tax* as follows: On each of the first 35	$ 125.00
c- For operating a music box, mechanical phonograph, console, juke box, or other similar machine where the operator thereof is not engaged in the *business* of selling, leasing, or renting any of such devices and where the operator of such device is the owner, thereof, there shall be paid a *business tax*	$ 125.00
Provided, however, that where such music box, mechanical phonograph, console, juke box or other similar machine is operated by coin receiving remote control selector unit or device used in connection with such music box, mechanical phonograph, console, juke box, or similar machine an additional *business tax*	$ 12.25
Provided, however, that before any such music box, mechanical phonograph, console, juke box, or other similar machine is so operated or used, a metal tag for each of same must be obtained from the Village Manager, or his designee, and must be affixed to the instrument or machine in a conspicuous place by the *business tax* receipt, such tag to be numbered serially and bear such appropriate inscription as the Village Manager, or his designee, may designate. Failure by the receipt holder to affix or cause to be affixed such tags to such instrument machine so certificated shall constitute a violation of this chapter.	

Fees/Computations: Continued

TYPE	FEE
NEWS DEPOT, not in connection with other *business*	$ 75.00
NEWSPAPERS OR PERIODICALS	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
NIGHTCLUBS	$ 2,500.00
NURSING HOMES, PRIVATE HOSPITAL AND CONVALESCENT HOME	$ 1,000.00
OPTICIANS	$ 125.00
OPTOMETRISTS	$ 125.00
OSTEOPATHS	$ 125.00
PARALEGALS	$ 125.00
PAWN SHOPS	$ 250.00
PHARMACISTS	$ 125.00
PHOTOGRAPHERS, not itinerant, including developing and printing or agencies for same or both	$ 125.00
PHYSICAL CULTURE DIRECTORS	$ 125.00
PHYSIOTHERAPISTS	$ 125.00
PICTURE FRAMING	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
c- Post office box service agency	$ 125.00
PICTURE TAKING MACHINES, each machine	$ 100.00
PODIATRISTS	$ 125.00
PRINTING, all kinds	
a- Employing five persons or less	$ 125.00
b- Employing more than five persons	$ 150.00
c- Post office box service agency	$ 125.00
PRIVATE SCHOOLS, SCHOOLS, COLLEGES OR OTHER EDUCATIONAL OR TRAINING INSTITUTIONS, operated for profits, for each place of *business*	$ 250.00
PROPERTY MANAGEMENT, or the *business* or service of opening and closing of homes, or both	$ 125.00
RADIO DEALERS (See Merchants for rate)	
COMMERCIAL RECYCLING	$ 400.0(

Fees/Computations: continued

TYPE	FEE
REPAIR SHOPS, including upholstering, furniture repairing, keys and locks, knife and lawn mower sharpening, refrigerator, and the like, for each place of business	$ 125.00
RESTAURANTS, DRUGSTORES, or other establishments serving food, permitting the operation of cafe, cafeteria, public dining room, tea room or restaurant with chairs or stools, each to count as one seat:	
a- The first 20 seats shall pay a minimum fee of	$ 125.00
b- For each additional seat over ten through 800	$ 5.00
c- For each additional seat over 800	$ 5.00
d- Flat annual fee for outdoor dining	$ 250.00
RUBBER STAMPS, MAKERS OR MANUFACTURERS OF, employing five persons or less	$ 125.00
SERVICE STATIONS	
a- First pump	$ 250.00
b- Each additional pump	$ 70.00
SIGHTSEEING BUSES, each bus	$ 75.00
SIGN WRITERS, provided one must have contractor's license and permit from the Chief Building Inspector in order to erect signs over six square feet in area	$ 125.00
SOCIOLOGIST OR MARRIAGE COUNSELOR	$ 125.00
SODA FOUNTAINS, provided that soda fountains operate in connection with regularly drugstore with a business tax receipt, restaurant or confectionery store do not require a	$ 85.00
SOLARIUM	$ 150.00
HEALTH SPAS AND CONVALESCENT HOMES	$ 780.00
SWIMMING POOLS (See Merchants or contractor's business tax receipt as applicable	$ 75.00
TAILOR, each shop	$ 125.00
TAX COLLECTION AGENCIES, includes auto tags, drivers' licenses, hunting and fishing licenses, boat registration, etc.	$ 175.00
TAXIDERMISTS	$ 125.00
TELEGRAPH/TELEPHONE COMPANIES	$ 200.00
THEATERS	$ 450.00
THEATRICAL OR DRAMATIC TROUPES, or companies for profit where performance is not given in a local theater holding a business tax receipt, each performance	$ 200.00
"THEATRICAL PERFORMANCE, wholly for benevolent or charitable purposes, no license required	Exempt

Fees/Computations: Continued

TYPE	FEE
TOWEL AND LINEN SUPPLY SERVICE, not including commercial laundry work, for each person delivering	$ 150.00
TRANSFER BUSINESS (baggage)	$ 125.00
TRANSPORTATION SERVICE	$ 150.00
TRAVEL BUREAU	$ 150.00
VALET PARKING, at hotels, high-rise apartments, houses each location	$ 175.00
WEIGHING MACHINES, each machine	$ 6.00
WHOLESALE DEALERS	
a- In dry goods, notions, jewelry, clothing, groceries, fruits, vegetables, produce of all kinds, or other merchandise, on foot or from wagons, trucks or other vehicles, selling or delivering at wholesale, including wholesale dry cleaners and wholesale laundries, except delivering on orders previously taken	$ 200.00
b - Provided, however, that any such wholesale dealers in meats and poultry who solicit or take orders for or deliver any cleansed, drawn or cut poultry or fresh meats, excluding hindquarters, smoked meats or fresh meats in bulk, without having a bona fide established place of business in the Village shall be required to obtain a permit as provided for in the case of retail solicitors and required to obtain separate business tax receipt thereof at	$ 200.00
WINDOW CLEANERS AND JANITOR SERVICE	$ 200.00

Name:	**Police Services**
Receiving Fund(s):	General Funds
Purpose:	The Police Department will deliver the highest level of efficient and effective community based public safety services through our unwavering commitment to organizational excellence.
Fees/Computations:	

TYPE	FEE
False alarm fee for non-emergency Fire and Police alarms	The first two are $0; each additional false alarm is $300
Fingerprinting Services (Ink Cards)	$25 per set
No Trespassing Sign	$50 per sign

Name:	**Public Work Department Fees**
Receiving Fund(s):	General Funds
Purpose:	Assist in the maintenance of all Village streets, including resurfacing, potholes repair, re-striping. The Department is also responsible for the landscaping, signage, water systems, sewer systems, stormwater systems, and parking throughout the Village.
Fees/Computations:	

TYPE	FEE
Rental of municipal parking (in front of Treasure Island Care Center) located east of the intersection of Mutiny and North Treasure Dr.	$2,000 per month parking lease from TICC
Visitor Metered Parking in Harbor Island	$2.00 per hour for metered parking
Monthly Guest Parking Permit (if available)	$75.00 per month
Parking Permit for Residents of Legacy Buildings in Harbor Island	$100.00 per year
Additional Parking Permit for Residents of Legacy Buildings in Harbor Island (if available)	$150.00 per year
Parking Permit for Residents of Non-Legacy Buildings in Harbor Island (if available)	$300.00 per year
Parking Permit Transfer Fee for Residents in Harbor Island	$25.00 per transfer
Commercial Employee Parking in Harbor Island	$300.00 per year
Commercial & multifamily buildings inspections for probable sewer backup when a backup occurs on the private property side.	$50.00 per each occurrence

Name:	**Lobbyist Registration**
Receiving Fund(s):	General Funds
Purpose:	To ensure the integrity of the municipal governance process, act as the official resource center while providing quality customer service to members of the public, Village Commission, and staff.
Fees/Computations:	

TYPE	FEE
Lobbyist Annual Registration Fees and Lobbyist Principal Fees	$300 annual fee; $100 per principal

Name:	**Short Term Vacation Rental Licenses**
Receiving Fund(s):	General Funds
Purpose:	Short term vacation rental (STVR) licensing fees shall be used to cover costs associated with the administration and enforcement of short-term vacation rental regulations for Short Term Vacation Rental properties.
Fees/Computations:	

TYPE	FEE
Initial License Application Fee	$800.00
License Renewal or Modification Fee	$500.00
Change of Agent	$250.00
Vested Rights Determination Application	$1,500.00
Appeal of Vested Rights Determination	$1,000.00

ITEM NO. 14.D

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Gabriella Russitano, Legislative Aide

SPONSORED BY: Commissioner Doris Acosta

SUBJECT: Discussion on Creating a Joint Agreement with Treasure Island Elementary School for the Racquetball Courts - Sponsored by Commissioner Acosta

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

This item proposes establishing a joint use agreement with Treasure Island Elementary School. The agreement would grant the Village access to the school's racquetball courts, with the Village covering maintenance costs, while also ensuring the soccer fields are maintained as necessary.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

NONE

PERSONNEL IMPACT

NONE

ITEM NO. 14.E

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Vice Mayor Goran Cuk

SUBJECT: Discussion and Direction on the Process of Fundraising and Distribution for the Village's Miami Foundation Account - Sponsored by Vice Mayor Goran Cuk

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

Vice Mayor Cuk seeks the Village Commission's feedback on how funds are raised and distributed from the Village's Miami Foundation Account.

Attached is the Village report detailing the donations received.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

To be Determine

PERSONNEL IMPACT

None

ATTACHMENTS

M Foundation All contributions .pdf
MiamiFoundationStatement2025.pdf
miami-statement6348.pdf
miami-statement5615.pdf
miami-statement4697.pdf

donor_name	recognition	tribute	date	description	amount	salutation	recurring_d	campaign	donation_comment	
Soflotechkids			4/7/2025	Online Donation	150					
Spectro Cloud	Spectro Cloud		3/19/2025	Online Donation	500					
Swift Sourcing	Swift Sourcing		3/18/2025	Online Donation	500					
Palm Tree Club Restaurant			3/13/2025	Online Donation	500					
ATAYO Cloud Services			3/12/2025	Online Donation	1000					
Cuk, Goran	Vice Mayor Goran Cuk		3/12/2025	Online Donation	500					
Eichner, Ian Bruce	1819 NBV Owner LLC		3/12/2025	Online Donation	1000					
Weiss Serota Helfman Cole & Bierman, P.L.	Weiss Serota Helfman Cole & Bierman PL		3/6/2025	Online Donation	500	Weiss Serota Helfman Cole & Bierman, P.L.				
Mightycause Charitable Foundation - Give Miami Day			12/24/2024	Give Miami Day 2024	1283.51	Dawn				
Richard Chervony Campaign Account			10/30/2024		1218.75	Richard				
Shute, Sissy	Dr. Doug Hornsby & Sissy Shute/North Bay Village Youth Soccer Program donation		9/19/2024	Online Donation	1000	Sissy				
Streitfeld, Rachel			9/17/2024	Online Donation	100					
Veloz, Cecilia	Mike and Ceci O'Connell		9/13/2024	Online Donation	50					
Caraballo, Adriana			9/9/2024	Online Donation	300					
Anonymous			8/27/2024	Online Donation	694					
Ayan, Nelson	Your choice but unnecesart		8/21/2024	Online Donation	150					
Anonymous			8/21/2024	Online Donation	150					
Swartz, Susan	Susan Swartz		8/15/2024	Online Donation	50					
Jenkins, Jennifer		In Honor of Cutlass Ave	8/14/2024	Online Donation	300					
Prendergast, William			8/12/2024	Online Donation	300	William				
Parada, Jose	The Parada Family		8/12/2024	Online Donation	300					
Minster, Susan	Susan Minster		8/8/2024	Online Donation	300					
KLA Schools of North Bay Village			8/8/2024	Online Donation	700					
Rivero, David			8/3/2024	Online Donation	700					
Shakti, Indira	Indira & Priscilla S.		8/2/2024	Online Donation	50					
Blake, Al and Jane			8/1/2024	Online Donation	300					
Causeway Tower Management Office	Causeway Tower Management Team		8/1/2024	Online Donation	500					
Pagani Residences (7940 NBV Partners LLC)	Pagani Residences		5/2/2024	Online Donation	2500					
Atar, Danny	NBV donation		3/18/2024	Online Donation	2000					
Mightycause Charitable Foundation - Give Miami Day			12/26/2023	Give Miami Day 2023 Donations	3147.74	Dawn				
KLA Schools of North Bay Village			8/30/2023	Online Donation	500	Daniele				
Keller, Eric			8/25/2023	Online Donation	30	Eric				
Maine, Jennifer			8/23/2023	Online Donation	10	Jennifer				
Collado, David			8/23/2023	Online Donation	50	David				
Prado, Ruth	Ruth		8/23/2023	Online Donation	35	Ruth				
Gomez, Jorge			8/22/2023	Online Donation	59	Jorge				
Shute, Sissy	Sissy & Dr. Doug		8/22/2023	Online Donation	100	Sissy				
Channel 7 Foundation Inc.			5/5/2023		50000	Channel 7 Foundation Inc.				
Prendergast, William			4/28/2023		100	William				
S2 Development LLC			4/26/2023		500	S2 Development LLC				
Parra Harris, Paola			4/24/2023		250	Paola				
Anonymous			4/24/2023		100					
Anonymous			4/24/2023		5000					
Petrusky, Edward			4/23/2023		250	Edward				
Anonymous			4/23/2023		10					
Borges, Edgar			4/23/2023		50	Edgar				
Fagundo, Lenny			4/22/2023		250	Lenny				
Anonymous			4/21/2023		100					
Stutts, Ms. Julia			4/21/2023		100	Julia				
The Miami Foundation			12/19/2022	Give Miami Day 2022 contributions	10429.24					
Schwartzbaum, Adam			11/2/2022		18	Adam				
Shraybman, Jessica			10/31/2022		50	Jessica				
Chervony, Mr. Richard			10/29/2022		250	Richard				

Mahmoud, Lisa			10/28/2022		50	Lisa				
Levine, Melanie			10/28/2022		18	Melanie				
Streitfeld, Ms. Rachel			10/17/2022		100	Rachel				
NBV Optimist Club			8/24/2022		200	NBV Optimist Club				
Chervony, Mr. Richard			7/6/2022		1500	Richard				
Miami Theatre Works			6/24/2022		250	Miami Theatre Works				
Anonymous			5/23/2022		500					
Anonymous			3/15/2022		3000					
Channel 7 Foundation Inc.			2/22/2022		2000	Channel 7 Foundation Inc.				
Siegle, Amy			1/19/2022		100	Amy				
Anonymous			1/12/2022		4000					
The Miami Foundation			12/21/2021	Give Miami Day 2021 contributions	2249.2					
MCI, LC			6/2/2021		3300	MCI, LC				
Jorge O. Lopez PA			5/21/2021		500	Jorge O. Lopez PA				
KLA Schools North Bay Village			5/20/2021		1600	KLA Schools North Bay Village				
Johnson, Mary			2/5/2021		200	Mary				
Pushkin, Mr. Robert			1/12/2021		200	Robert				
Johnson, Ms. Virginia			12/29/2020		200	Virginia				
Bleier, Ms. Courtney			12/23/2020		100	Courtney				
Bleier, Ms. Courtney			12/23/2020		100	Courtney				
Streitfeld, Ms. Rachel			12/22/2020		400	Rachel				
Bazar, Mrs. Sarabeth			12/21/2020		100	Sarabeth				
The Miami Foundation			12/15/2020	Give Miami Day 2020 contributions	5191.8					
Chervony, Mr. Richard			10/23/2020		500	Richard				
Osorio, Ms. Ruth Nelly			8/25/2020		125	Ruth Nelly				
Streitfeld, Ms. Rachel			8/21/2020		250	Rachel				
NBV Optimist Club			8/20/2020		310	NBV Optimist Club				
Shute, Ms. Sissy			6/19/2020		1500	Sissy				
Chervony, Mr. Richard			6/19/2020		2500	Richard				
Hornsby, Dr. Doug N.			6/19/2020		1500	Dr. Hornsby				
Fasana, Mrs. Sabrina			6/13/2020		250	Sabrina				
Anonymous			5/18/2020		100					
Vasquez, Mrs. Nancy			5/5/2020		50	Nancy				
Blake, Mr. Alvin M.			5/5/2020		50	Alvin				
Losada, Ms. Joelyn			5/3/2020		100	Joelyn				
Migliaccio, Mr. Gaetano			5/2/2020		100	Gaetano				
Hornsby, Dr. Doug N.			4/23/2020		1250	Dr. Hornsby				
Shute, Ms. Sissy			4/23/2020		1250	Sissy				
Heyman, The Honorable Commi Sally A.			4/22/2020		250	Sally				
Chervony, Mr. Richard			3/22/2020		1000	Richard				
Stutts, Ms. Julia			3/22/2020		100	Julia				
Hornsby, Dr. Doug N.			3/21/2020		1000	Dr. Hornsby				
Shute, Ms. Sissy			3/21/2020		1000	Sissy				
Graves, Dr. Julie			3/21/2020		100	Dr. Graves				
Teichberg, Mr. Michael			2/16/2020		250	Michael				
Steckbeck, Mr. Ryan			2/8/2020		100	Ryan				
O'Connell, Mr. Michael M.			2/8/2020		300	Michael				
Barzola, Mr. Anthony			1/20/2020		100	Anthony				
Sheikh, Mr. Mohammed			1/20/2020		250	Mohammed				
Parisi, Mr. Fabio			1/20/2020		250	Fabio				
Prado, Ms. Silvia			1/16/2020		100	Silvia				
Wilhite, Ms. Christine			1/16/2020		100	Christine				
Crespo, Mr. Paul			1/16/2020		50	Paul				
Sallen, Mrs. Jessica			1/16/2020		100	Jessica				

Blake, Mr. Alvin M.			1/14/2020		250	Alvin				
Midtown Towing of Miami, Inc.			12/31/2019		1000	Midtown Towing of Miami, Inc.				
Digital Radiology, Inc.			12/26/2019		2500	Digital Radiology, Inc.				
Causeway Tower, LLC			12/26/2019		5000	Causeway Tower, LLC				
De Loreto, Mr. Ken			12/22/2019		200	Ken				
The Miami Foundation			12/20/2019	Give Miami Day 2019 contributions	6431.68					
Graves, Dr. Julie			12/18/2019		500	Dr. Graves				
Benihana National Corp.			12/11/2019		250	Benihana National Corp.				
Tayar, Ms. Maxine			12/3/2019		100	Maxine				
Kimley-Horn And Associates, Inc.			12/2/2019		500	Kimley-Horn And Associates, Inc.				
Spiegel, Mr. Jason			11/26/2019		500	Jason				
EAC Consulting, Inc.			11/26/2019		250	EAC Consulting, Inc.				

THE MIAMI FOUNDATION

FUND STATEMENT

North Bay Village Fund
Jan 1, 2025 - Dec 31, 2025

Beginning Balance (Jan 1, 2025)	**$3,386.99**
Revenues	
Contributions	$4,500.00
Investment Return	$21.94
Total Revenues	**$4,521.94**
Expenses	
Philanthropic Services Fees	($132.60)
Total Expenses	**($132.60)**
Ending Balance (Dec 31, 2025)	**$7,776.33**

Contributions	Date	Amount
Weiss Serota Helfman Cole & Bierman, P.L.	3/6/2025	$500.00
ATAYO Cloud Services	3/12/2025	$1,000.00
Cuk, Goran	3/12/2025	$500.00
Eichner, Ian Bruce	3/12/2025	$1,000.00
Palm Tree Club Restaurant	3/13/2025	$500.00
Swift Sourcing	3/18/2025	$500.00
Spectro Cloud	3/19/2025	$500.00
Total		**$4,500.00**

(*) denotes a payment towards fulfilling a pledge. This amount is not part of your contributions total.

Fund Investment Strategy: Cash Pool
Last Updated: Apr 7, 2025

THE MIAMI FOUNDATION

FUND STATEMENT

North Bay Village Fund

Oct 1, 2024 - Dec 31, 2024

Beginning Balance (Oct 1, 2024)	**$965.23**
Revenues	
Contributions	$2,502.26
Investment Return	$19.50
Total Revenues	**$2,521.76**
Expenses	
Philanthropic Services Fees	($100.00)
Total Expenses	**($100.00)**
Ending Balance (Dec 31, 2024)	**$3,386.99**

Contributions	Date	Amount
Richard Chervony Campaign Account	10/30/2024	$1,218.75
Mightycause Charitable Foundation - Give Miami Day	12/24/2024	$1,283.51
Total		**$2,502.26**

(*) denotes a payment towards fulfilling a pledge. This amount is not part of your contributions total.

Fund Investment Strategy: Cash Pool

Last Updated: Jan 30, 2025

The Miami Foundation
For A Greater Miami

FUND STATEMENT

North Bay Village Fund
Jul 1, 2024 - Sep 30, 2024

Beginning Balance (Jul 1, 2024)	**$2,272.87**
Revenues	
Contributions	$5,944.00
Investment Return	$59.17
Total Revenues	**$6,003.17**
Expenses	
Grants	($7,030.43)
Philanthropic Services Fees	($280.38)
Total Expenses	**($7,310.81)**
Ending Balance (Sep 30, 2024)	**$965.23**

Contributions	Date	Amount
Causeway Tower Management Office	8/1/2024	$500.00
Blake, Al and Jane	8/1/2024	$300.00
Shakti, Indira	8/2/2024	$50.00
Rivero, David	8/3/2024	$700.00
KLA Schools of North Bay Village	8/8/2024	$700.00
Minster, Susan	8/8/2024	$300.00
Prendergast, William	8/12/2024	$300.00
Parada, Jose	8/12/2024	$300.00
Jenkins, Jennifer	8/14/2024	$300.00
Swartz, Susan	8/15/2024	$50.00
Ayan, Nelson	8/21/2024	$150.00
Anonymous	8/21/2024	$150.00
Anonymous	8/27/2024	$694.00
Caraballo, Adriana	9/9/2024	$300.00
Veloz, Cecilia	9/13/2024	$50.00
Streitfeld, Rachel	9/17/2024	$100.00
Shute, Sissy	9/19/2024	$1,000.00
Total		**$5,944.00**

(*) denotes a payment towards fulfilling a pledge. This amount is not part of your contributions total.

Grants	Date	Amount
North Bay Village - General operating support	9/30/2024	$7,030.43
Total		**$7,030.43**

In the case of multi-year grant commitments, these will be reflected at their total amount as of the date created, while scheduled payments for these commitments are not reflected. For more details, including scheduled payments, visit your online portal at YourFund.MiamiFoundation.org. Navigate to the Grant History tab, scroll to the Grants section, and select the relevant Grant ID.

Fund Investment Strategy: Cash Pool
Last Updated: Oct 31, 2024

The Miami Foundation
For A Greater Miami

FUND STATEMENT

North Bay Village Fund
Jan 1, 2024 - Mar 31, 2024

Beginning Balance (Jan 1, 2024)	**$10,904.88**
Revenues	
Contributions	$2,000.00
Investment Return	$115.80
Total Revenues	**$2,115.80**
Expenses	
Grants	($10,904.88)
Philanthropic Services Fees	($158.30)
Total Expenses	**($11,063.18)**
Ending Balance (Mar 31, 2024)	**$1,957.50**

Contributions	Date	Amount
Atar, Danny	3/18/2024	$2,000.00
Total		**$2,000.00**

(*) denotes a payment towards fulfilling a pledge. This amount is not part of your contributions total.

Grants	Date	Amount
North Bay Village - General operating support	3/12/2024	$10,904.88
Total		**$10,904.88**

Fund Investment Strategy: Cash Pool
Last Updated: May 1, 2024

ITEM NO. 14.F

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: Discussion and Direction on the Harbor Island Stop Sign Removal Project - Village Manager Frank Rollason

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

Village Manager Rollason is seeking the Village Commission's direction on whether to remove stop signs on Harbor Island before all the crosswalks are fully compliant with the Code.

Miami-Dade County's Signal Division, along with the Village Manager and Police Staff, met and evaluated the stop sign removal on Harbor Island. Following this meeting, the County approved the removal of the "Stop" signs, with the condition that the Village would also remove the stop bars at the same time. The County will install signs indicating "Cross Traffic Does Not Stop" on both the East and West Drive stop signs.

However during a biweekly meeting between Mayor Streitfeld and the Village Manager, concerns were raised about pedestrian safety, particularly regarding the existing crosswalk on East Drive. The concern was that cars would no longer stop as they enter East Drive, potentially putting pedestrians' safety at risk.

Given this concern, the Village Manager wants to bring the issue to the Commission to discuss whether the "Stop" signs should be removed before all the crosswalks on Harbor Island are brought into full compliance with the Code.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ITEM NO. 14.G

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: **Discussion and Direction authorizing Village Manager to Explore and Negotiate the Acquisition of two (2) Warehouses located at 80-98 NE 74th Street for Use by the Public Works and Police Departments - Village Manager Frank Rollason**

RECOMMENDATION

BACKGROUND AND ANALYSIS

Village Manager Rollason is requesting the Village Commission's feedback to explore and negotiate the potential purchase of two warehouses located at 80-98 NE 74th Street. The acquisition is intended to support the operational needs of the Public Works and Police Departments.

Attached hereto is a financial comparison that outlines the potential cash purchase, the previous lease agreement payments with escalations, alternative properties to lease and current market financing options.

If the Commission decides to proceed with negotiations, the Village Manager will assess the properties and begin discussions to secure a suitable arrangement for the Village's needs.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

Negotiation not to Exceed $4,706,511.00

PERSONNEL IMPACT

None

ATTACHMENTS

Property Comparison.pdf

NORTH BAY VILLAGE
FINANCIAL ANALYSIS OF PROPERTY LEASE VERSUS PURCHASE

[PROPERTY ONE] *1353 NW 79 Street*			
YEAR	Monthly lease rate with annual escalation	Property tax with annual escalation	Annual Payments
	3.0%	3.0%	
1	$ 19,750.00	$ 31,365.55	$268,365.55
2	$ 20,342.50	$ 32,306.52	$276,416.52
3	$ 20,952.78	$ 33,275.71	$284,709.01
4	$ 21,581.36	$ 34,273.98	$293,250.28
5	$ 22,228.80	$ 35,302.20	$302,047.79
6	$ 22,895.66	$ 36,361.27	$311,109.22
7	$ 23,582.53	$ 37,452.11	$320,442.50
8	$ 24,290.01	$ 38,575.67	$330,055.78
9	$ 25,018.71	$ 39,732.94	$339,957.45
10	$ 25,769.27	$ 40,924.93	$350,156.17
Total			$3,076,510.28

[PROPERTY TWO] *375 NE 72 Terrace*			
YEAR	Monthly lease rate with annual escalation	Property tax with annual escalation	Annual Payments
	4.5%	3.0%	
1	$ 24,307.00	$ 30,000.00	$321,684.00
2	$ 25,400.82	$ 30,900.00	$335,709.78
3	$ 26,543.85	$ 31,827.00	$350,353.22
4	$ 27,738.33	$ 32,781.81	$365,641.71
5	$ 28,986.55	$ 33,765.26	$381,603.86
6	$ 30,290.94	$ 34,778.22	$398,269.55
7	$ 31,654.04	$ 35,821.57	$415,670.01
8	$ 33,078.47	$ 36,896.22	$433,837.84
9	$ 34,567.00	$ 38,003.10	$452,807.10
10	$ 36,122.51	$ 39,143.20	$472,613.37
Total			$3,928,190.44

PROPERTY FOR SALE - CASH PURCHASE	
80-98 NE 74 STREET	
Amount per Square Footage	Total Purchase Price
$350 / psf @12,099	$ 4,234,650.00
$325 / psf @ 12,099	$ 3,932,175.00

[PROPERTY FOR SALE] 80-98 *NE 74 Street* $ 3,932,175.00				
10 YEAR LOAN				
YEAR	Annual Mortgage Payment on a 10 Year Note	Annual Mortgage Payment on a 10 Year Note	Annual Mortgage Payment on a 10 Year Note	Annual Mortgage Payment on a 10 Year Note
	4.0%	5.0%	6.00%	7.00%
1-10	$ 477,737.00	$ 500,481.00	$ 523,863.00	$ 547,870.00
Total	$ 4,777,370.04	$ 5,004,810.05	$ 5,238,630.06	$ 5,478,700.07

	$	3,932,175.00
Interest rate for loan	7.00%	$ 275,252.25
10 year interest earning	4.15%	$ 163,185.26
Savings	2.85%	$ 112,066.99

[PROPERTY FOR SALE] 80-98 *NE 74 Street* $ 3,932,175.00				
15 YEAR LOAN				
YEAR	Annual Mortgage Payment on a 15 Year Note	Annual Mortgage Payment on a 15 Year Note	Annual Mortgage Payment on a 15 Year Note	Annual Mortgage Payment on a 15 Year Note
	5.0%	6.0%	7.00%	8.80%
15-Jan	$ 375,145.00	$ 398,183.00	$ 424,122.00	$ 450,935.00
Total	$ 5,627,175.05	$ 5,972,745.06	$ 6,361,830.07	$ 6,764,025.09

	$	3,932,175.00
Interest rate for loan	8.80%	$346,031.40
10 year interest earning	4.15%	$163,185.26
Savings	4.65%	$182,846.14

ITEM NO. 14.H

North Bay Village
Recommendation Memorandum

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: **A Resolution Authorizing the Village Manager to Negotiate a Lease Agreement with GranVita for the Vacant Land located at 7922 East Drive to be Utilize as a Staging Area and Administrative Use for Police and Code Enforcement Departments - Village Manager Frank Rollason**

RECOMMENDATION

BACKGROUND AND ANALYSIS

Village Manager Rollason seeks the Village Commission's guidance to enter into a lease agreement with GranVita for the vacant lot located at 7922 East Drive. This lot would serve as a staging area during the Village Hall construction phase and accommodate Administrative Operations for the Police and Code Enforcement Departments.

With the upcoming Village Hall construction phase scheduled for the first quarter of 2026, establishing a staging area at the vacant lot, will facilitate the efficient management of materials and equipment, support administrative functions for the Police and Code Enforcement Departments, and enhance overall safety during the construction phase.

Mr. Luis Navas, the property owner, has agreed to lease the 22,400-square-foot lot at a rate of $5 per square foot, totaling an estimated $112,000 annual rent.

It is recommended that the Village Commission authorize the Village Manager to negotiate and execute a lease agreement for the vacant lot.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

$112,000 Annual Rent

PERSONNEL IMPACT

None

ITEM NO. 14.I

North Bay Village
Recommendation Memorandum

NORTH BAY VILLAGE
EST. 1945

DATE: April 15, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: Discussion and Direction on the Feasibility to Add a Floor to the Village's Community Center - Village Manager Frank Rollason

---

RECOMMENDATION

BACKGROUND AND ANALYSIS

Village Manager Rollason is seeking direction from the Village Commission on how to proceed with the future of the new Community Center.

Attached hereto is a design that includes a third floor, which is being presented for the Commission's consideration.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

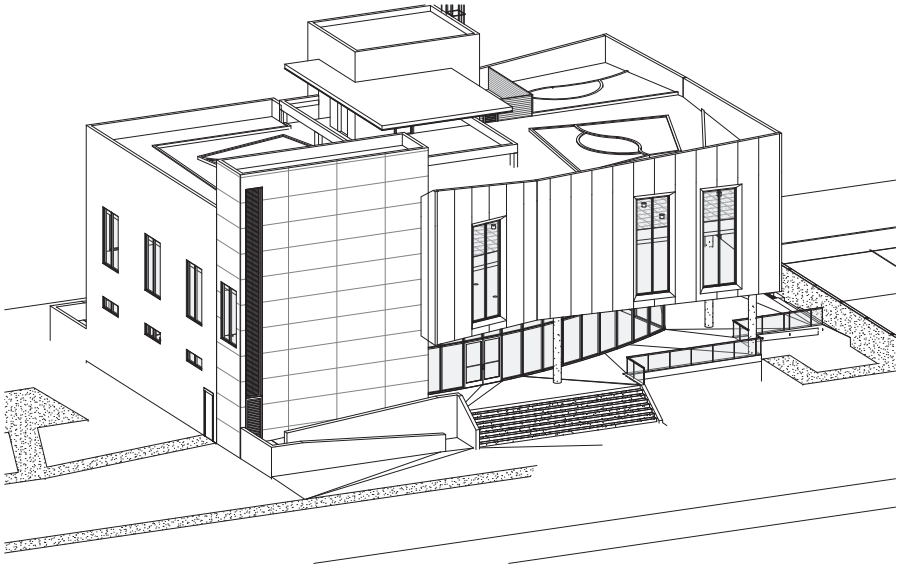
None

PERSONNEL IMPACT

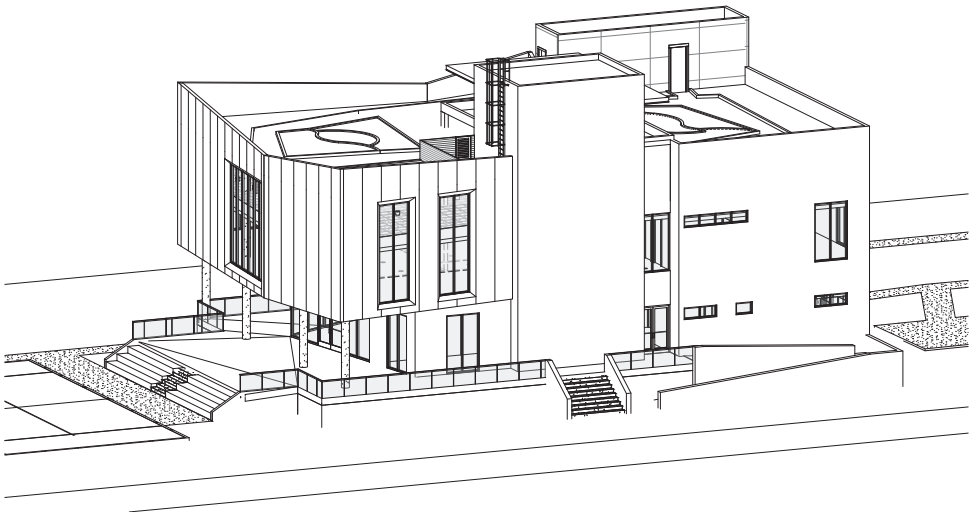
None

ATTACHMENTS

NBV Community Center - 3 LEVELS.pdf









NOTE: THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT OR ENGINEER OF RECORD.
CONTRACTOR SHALL SUBMIT SHOP-DRAWINGS.

PLANA INTERNATIONAL
JAIME PLANA
ARCHITECT
FLORIDA LICENSE AR 9769
1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-6344 e.FAX (561) 447-4182
E MAIL: archplan@aol.com

CKM
346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6085 e.FAX (866) 610-4414
E MAIL: construkcmusa@hotmail.com

Project Name and Address:
N.B.V. COMMUNITY CENTER
1851 GALLEON STREET
NORTH BAY VILLAGE, FLORIDA

Client Name
AFA / NORTH BAY VILLAGE

FOLIO #23-3209-014-0010

PROJECT No.
DRAWN BY:
FOLIO #
CAD FILE:

MARK	DATE	DESCRIPTION
A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT.COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING

Architect:

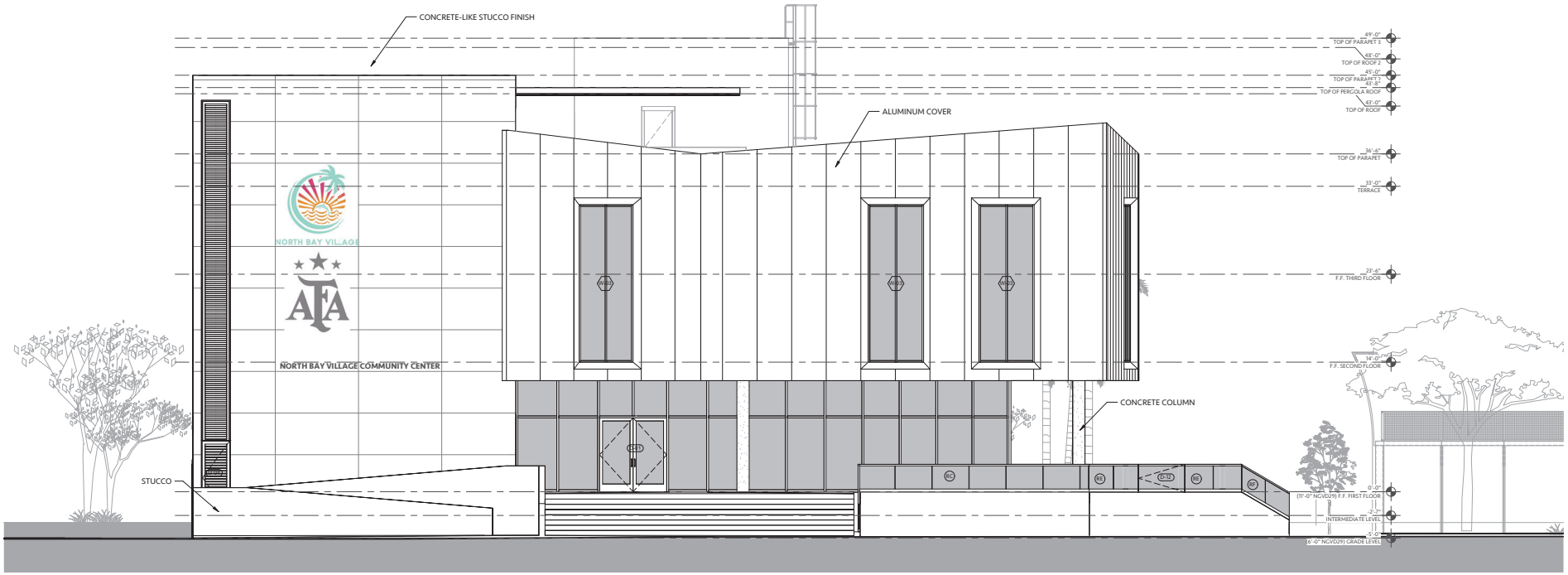
JAIME PLANA
SEAL

plot date
05/14/2024

SHEET TITLE

AXONOMETRICS AND VIEWS

A-0.1



01 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT OR ENGINEER OF RECORD.
CONTRACTOR SHALL SUBMIT SHOP-DRAWINGS.

PLANA INTERNATIONAL
JAIME PLANA
ARCHITECT
FLORIDA LICENSE AR 9769
1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-6044 e.FAX: (561) 447-4182
E MAIL: archplan@aol.com

CKM
346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 909-6085 e.FAX: (866) 810-4414
E MAIL: construkcmusa@hotmail.com

Project Name and Address:
N.B.V. COMMUNITY CENTER
1851 GALLEON STREET
NORTH BAY VILLAGE, FLORIDA

Client Name
AFA / NORTH BAY VILLAGE

FOLIO #23-3208-014-0010

PROJECT No.
DRAWN BY:
FOLIO #
CAD FILE:

MARK	DATE	DESCRIPTION
A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING

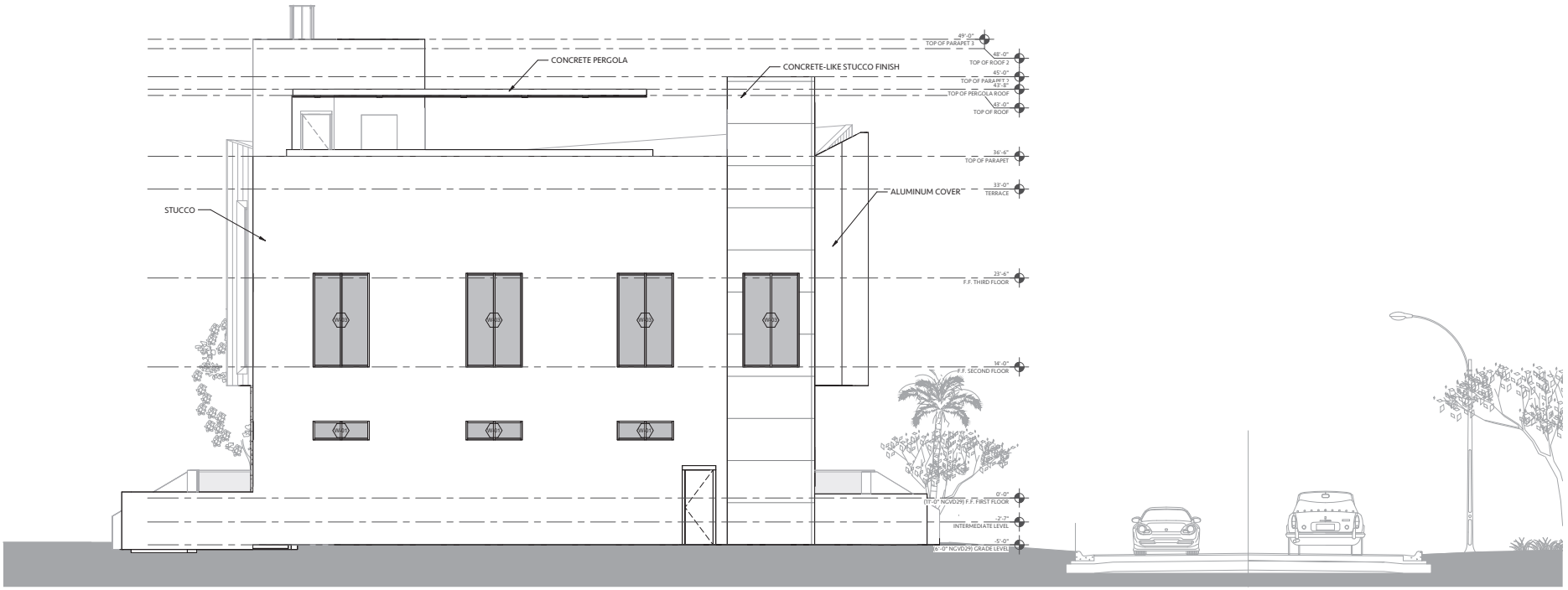
Architect:

JAIME PLANA
SEAL

plot date
05/14/2024

SHEET TITLE
SOUTH ELEVATION

A-2.0



02 WEST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT OR ENGINEER OF RECORD.
CONTRACTOR SHALL SUBMIT SHOP-DRAWINGS.

PLANA INTERNATIONAL
JAIME PLANA
ARCHITECT
FLORIDA LICENSE AR 9769
1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-6044 e.FAX: (561) 447-4182
E MAIL: archplan@aol.com

CKM
340 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6085 e.FAX: (866) 610-4414
E MAIL: construkcmusa@hotmail.com

Project Name and Address:
N.B.V. COMMUNITY CENTER
1851 GALLEON STREET
NORTH BAY VILLAGE, FLORIDA

Client Name
AFA / NORTH BAY VILLAGE

FOLIO #23-3206-014-0010

PROJECT No.
DRAWN BY:
FOLIO #
CAD FILE:

MARK	DATE	DESCRIPTION
A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT.COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING

Architect:

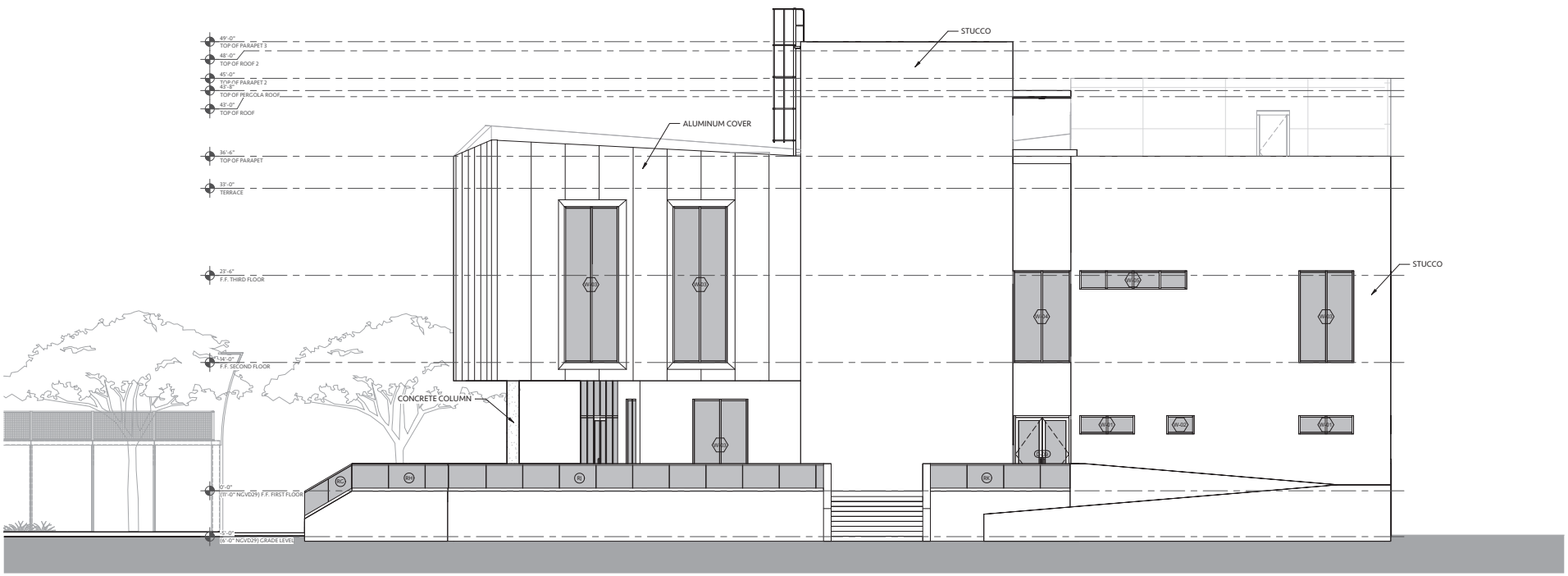
JAIME PLANA
SEAL

plot date
05/14/2024

SHEET TITLE

WEST
ELEVATION

A-2.1



04 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT OR ENGINEER OF RECORD.
CONTRACTOR SHALL SUBMIT SHOP-DRAWINGS.

PLANA INTERNATIONAL
JAIME PLANA
ARCHITECT
FLORIDA LICENSE AR 9769
1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-9344 e.FAX: (561) 447-4182
E MAIL: archplan@aol.com

CKM
346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6085 e.FAX: (866) 610-4414
E MAIL: constrluctmusa@hotmail.com

Project Name and Address:
N.B.V. COMMUNITY CENTER
1851 GALLEON STREET
NORTH BAY VILLAGE, FLORIDA

Client Name
AFA / NORTH BAY VILLAGE

FOLIO #23-3206-014-0010

PROJECT No.
DRAWN BY:
FOLIO #
CAD FILE:

MARK	DATE	DESCRIPTION
A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT.COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING

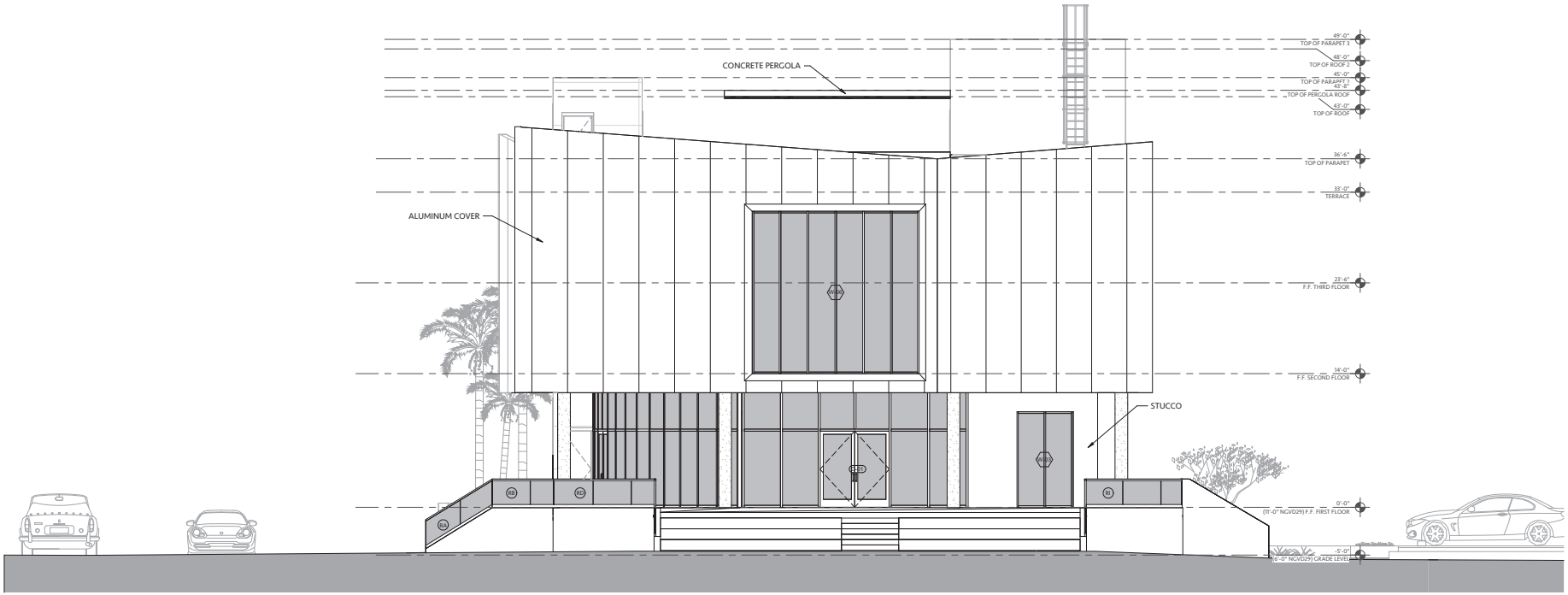
Architect:

JAIME PLANA
SEAL

plot date
05/14/2024

SHEET TITLE
NORTH ELEVATION

A-2.2



04 EAST ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT OR ENGINEER OF RECORD.
CONTRACTOR SHALL SUBMIT SHOP-DRAWINGS.

PLANA INTERNATIONAL
JAIME PLANA
ARCHITECT
FLORIDA LICENSE AR 9769
1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-6344 e.FAX: (561) 447-4182
E MAIL: archplan@aol.com

CKM
346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 909-6085 e.FAX: (866) 610-4414
E MAIL: constrkcmusa@hotmail.com

Project Name and Address:
N.B.V. COMMUNITY CENTER
1851 GALLEON STREET
NORTH BAY VILLAGE, FLORIDA

Client Name
AFA / NORTH BAY VILLAGE

FOLIO #23-3209-014-0010

PROJECT No.
DRAWN BY:
FOLIO #
CAD FILE:

MARK	DATE	DESCRIPTION
A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT.COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING

Architect:

JAIME PLANA
SEAL

plot date
05/14/2024

SHEET TITLE
EAST ELEVATION

A-2.3